



7 Holme Way

Sawston
CB22 3LD


Fixed Price

£105,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

SHARED OWNERSHIP 30%

CLOAKROOM

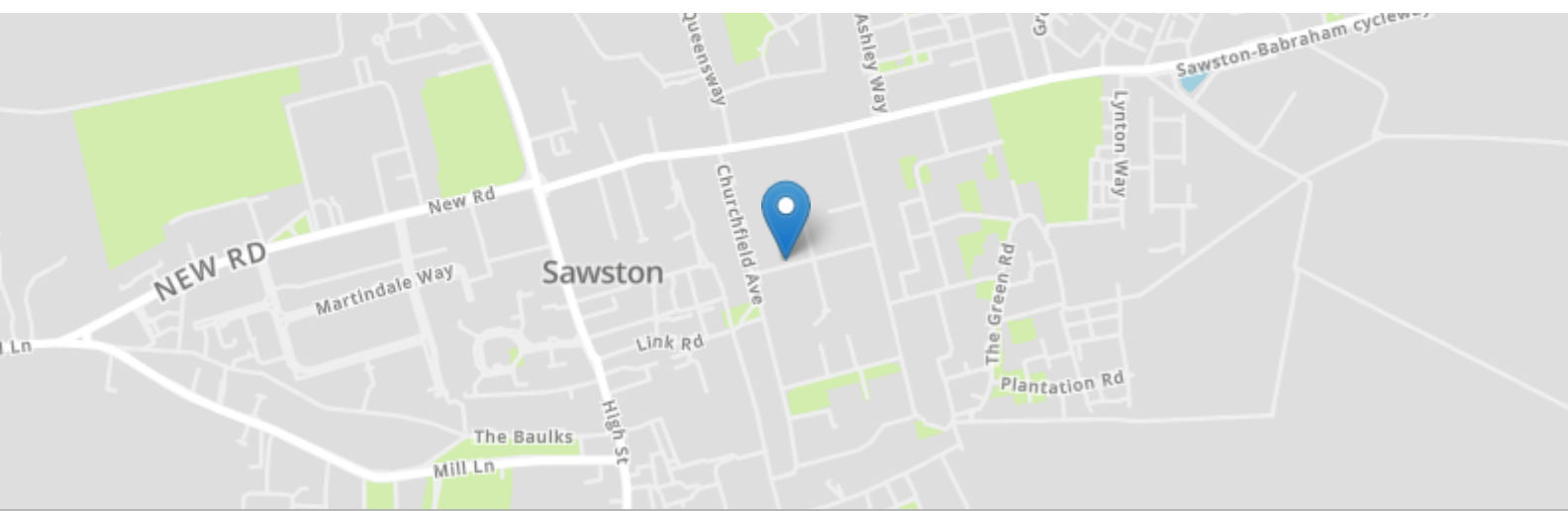
COUNCIL TAX BAND - C

THREE BEDROOMS

OFF ROAD PARKING

CLOSE TO AMENITIES

SQ FT - 883.5



Located in the heart of the thriving village of Sawston, within easy access to local amenities and facilities, is this bright and welcoming, three bedroom property, which is offered for sale on a 30% shared ownership basis and would make an ideal first time buyers purchase. Your attention is drawn directly to the rear of the property, to the welcoming lounge area, with light flooding through via the double-glazed door and window to rear aspect, also providing access to the enclosed garden.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge, kitchen / dining space, three first floor bedrooms, bathroom, parking and rear garden.

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and is near to Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio technology and high-tech facilities over the years. Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.







ENTRANCE HALLWAY

Stairs rising to first accommodation with storage under; wooden flooring, radiator; doors leading to.

CLOAKROOM

Obscure double-glazed window to side aspect, two piece white cloakroom suite comprising low level w/c and wash hand basin, downlights, tiled flooring, radiator.

LOUNGE

4.78m x 2.97m (15' 8" x 9' 9")

A spacious main reception room with double-glazed window and door to rear aspect, providing views and access to rear garden, radiator.

KITCHEN / DINING SPACE

4.11m x 2.72m (13' 6" x 8' 11")

Double-glazed window to front aspect, range of wall and base mounted units with inset single sink drainer with mixer taps, oven, hob and extractor hood, plumbing for washing machine, downlights, tiled flooring, radiator.

LANDING

Loft access, airing cupboard, doors leading to.

BEDROOM ONE

4.78m x 3.61m (15' 8" x 11' 10")

A generous master bedroom with double-glazed window to front aspect, radiator.

BEDROOM TWO

3.36m x 2.76m (11' 0" x 9' 1")

A further second double bedroom with double-glazed window to rear aspect, radiator.

BEDROOM THREE

2.76m x 2.4m (9' 1" x 7' 10")

Double-glazed window to side aspect, radiator.

BATHROOM

Obscure double-glazed window to rear aspect, three piece white bathroom suite comprising low level w/c, wash hand basin, bath with shower taps over; downlights, tiled walls, radiator.

TO THE FRONT OF THE PROPERTY

Area of block paving providing off road parking, timber framed bin store, side gate to rear garden.

GARDEN

The property benefits from a generous garden, which is enclosed by panel fencing with side access gate, initial patio paved area leads from the rear of the property, leading to an area which is mainly laid to lawn. Raised decked seating area, to the rear of the garden, ideal for those summer evenings, entertaining family and friends.

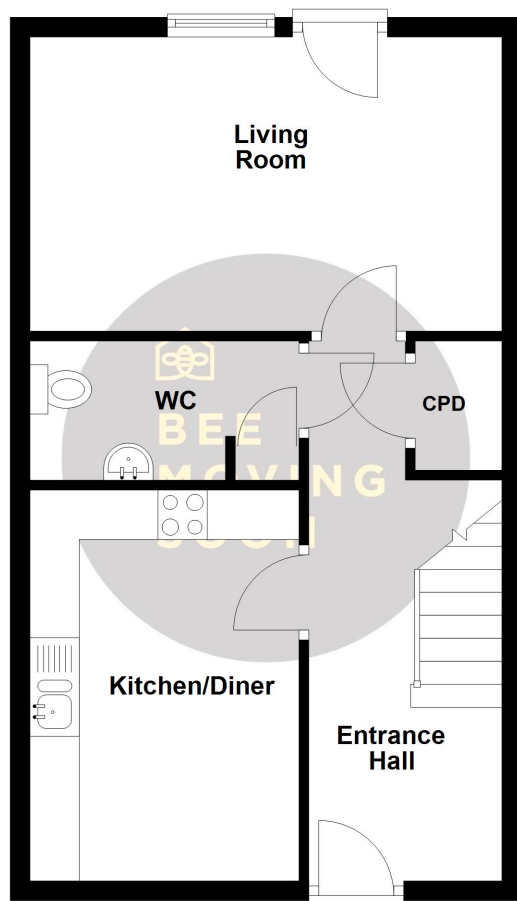
AGENTS NOTES

The property is sold on a 30% shared ownership basis, the purchase price of the property is £105,000 giving the total 100% value of £350,000 for the property. The property can be staircased in future years up to 80%, 105 years remains on the lease. Monthly rent £541.90 and service charge per annum £268.32. terms and conditions should be checked by the buyer's solicitor before exchange of contract on any leasehold property.

FLOORPLAN

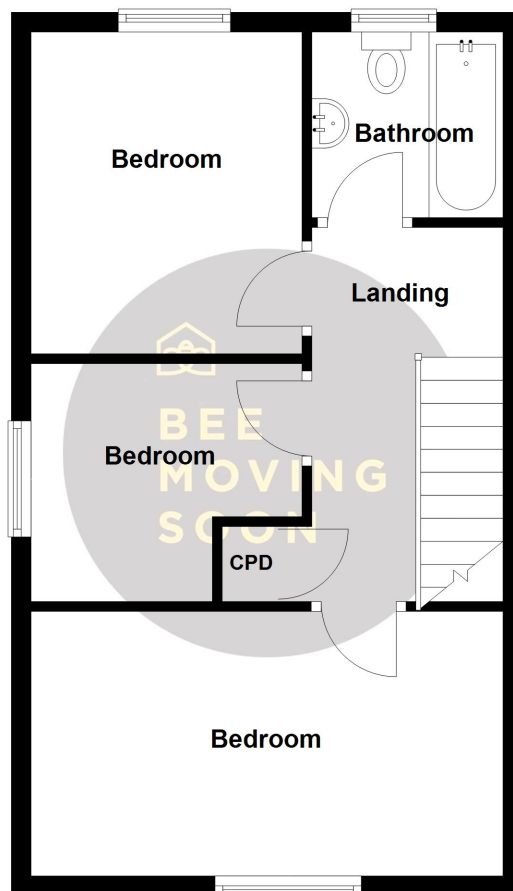
Ground Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 82.1 sq. metres (883.5 sq. feet)

Floor plan to be used for guidance only
Plan produced using PlanUp.





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