



46 Babraham Road

Sawston
CB22 3DQ

Offers in Region of
£400,000



BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(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 	

NO ONWARD CHAIN

CORNER PLOT

CLOAKROOM

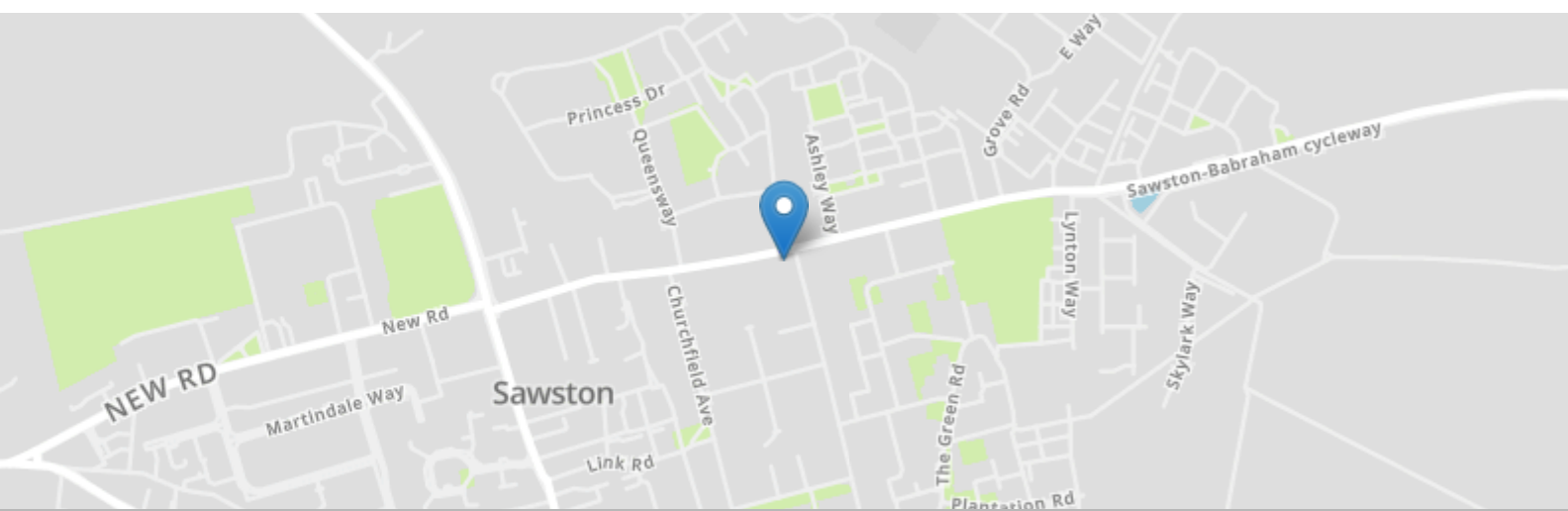
MODERNISATION REQUIRED

EXTENSION POTENTIAL (STPP)

COUNCIL TAX BAND - C

EPC C / 71

SQ FT - 1112.7



Benefiting from being positioned on a corner plot and from being offered for sale, with no onward chain, is this established three bedroom, semi-detached family home, which would benefit from some modernisation and updating. Many homes on this highly regarded road, on the Northern side of this thriving village, have been extended, over recent years and this property offers this in abundance to side and rear aspects, subject to planning permission. Your attention is drawn to the welcoming main reception room which benefits from being of dual aspect, allowing the light to flood through.

The property is of traditional brick construction and accommodation comprises, entrance hallway, lounge, dining room, kitchen, rear lobby, utility room, storage room, cloakroom, three first floor bedrooms, shower room, garage and driveway.

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

Double-glazed entrance door; stairs to first floor; radiator; doors to.

LOUNGE

5.449m x 3.018m (17' 11" x 9' 11")

Benefiting from being of dual aspect, allowing the light to flood through via the double-glazed windows to front and rear aspect, radiator.

DINING ROOM

3.64m x 2.887m (11' 11" x 9' 6")

Benefiting from being adjacent to the kitchen, double-glazed window to front aspect, radiator.

KITCHEN

4.83m x 1.65m (15' 10" x 5' 5")

Range of wall and base units with inset single sink drainer with mixer taps, two double-glazed windows to rear aspect, part tiled walls, radiator.

REAR LOBBY

Double-glazed door to front and rear aspect, brick storage space.

BRICK STORE

2.76m x 1.4m (9' 1" x 4' 7")

Double-glazed window to front aspect.

CLOAKROOM

Obscure double-glazed window to rear aspect, low level w/c.

UTILITY SPACE

1.95m x 1.64m (6' 5" x 5' 5")

A versatile space, double-glazed window to rear aspect, butlers sink.

LANDING

Double-glazed window to rear aspect, loft access, single cupboard, boiler cupboard, doors leading to.

BEDROOM ONE

3.726m x 3.278m (12' 3" x 10' 9")

A spacious master bedroom with double-glazed window to front aspect, single wardrobe with shelving, hanging and storage space, radiator.

BEDROOM TWO

3.668m x 3.0m (12' 0" x 9' 10")

A further double bedroom with double-glazed window to front aspect, single wardrobe with shelving, hanging and storage space, airing cupboard with shelving, radiator.

BEDROOM THREE

2.7m x 2.19m (8' 10" x 7' 2")

Double-glazed window to rear aspect, radiator.

SHOWER ROOM

Three piece shower suite inset in bathroom furniture, comprising low level w/c, wash hand basin, shower cubicle, part tiled walls, radiator.

TO THE FRONT OF THE PROPERTY

Area laid to lawn with entrance pathway, mature plants and shrubs, driveway providing ample parking and access to garage.

REAR GARDEN

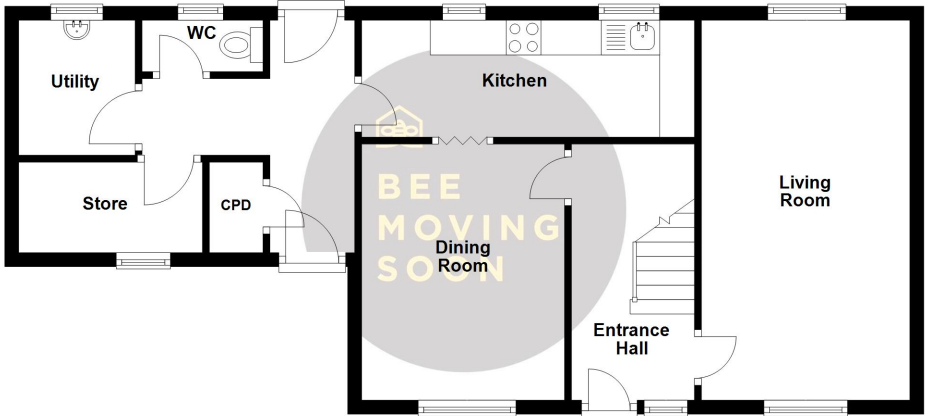
Laid to lawn with a variety of mature plants and shrubs, enclosed by panel fencing, timber framed shed. To the rear of the garden is an established allotment area.

GARAGE

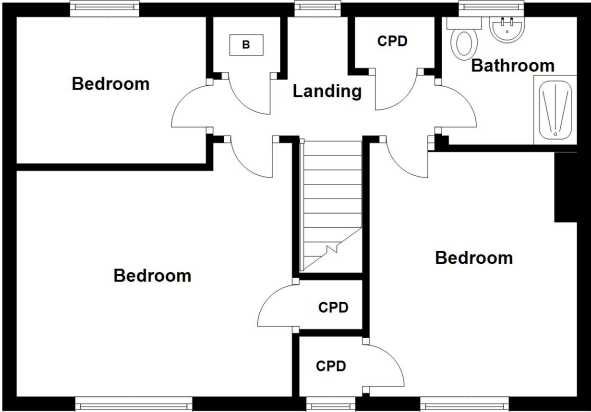
Split opening doors.

FLOORPLAN

Ground Floor
Approx. 59.7 sq. metres (642.7 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.0 sq. feet)



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





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