



Wakelin Avenue, Sawston Cambridge  
offers in the region of £350,000 **Freehold**

**Sharman  
Quinney**



# Key Features



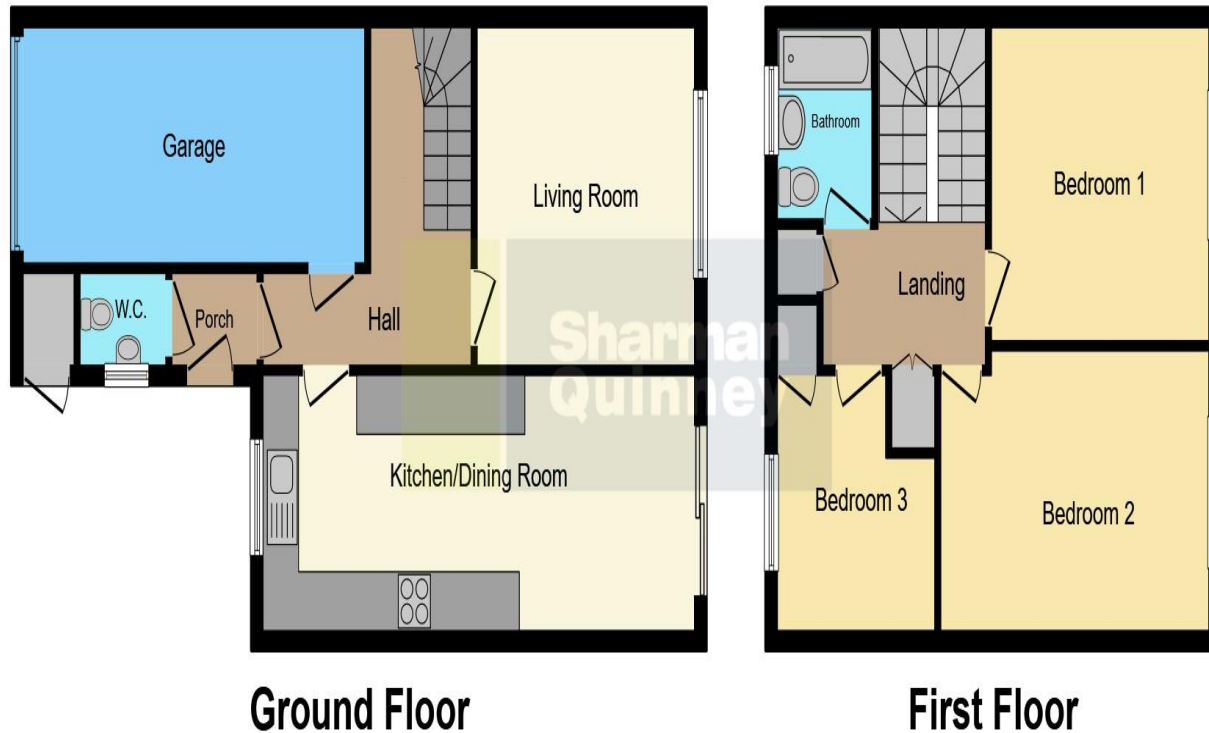
- New Kitchen
- Garage
- 3 Bedrooms
- Village Location
- New Bathroom

As soon as you walk in the house through the porch you have a W.C. to the left. To the right you enter through the hall you have the living room with amazing natural light. The kitchen is recently renovated and has amazing natural light and generous space.

Upstairs are three bedrooms, two double bed rooms and one single bedroom there is also a newly renovated bathroom too. The property also offers a garage space for extra storage or could be turned into an additional room (STPP)

If you would like to view this property please contact the branch on 01223844760





Kitchen- 7.33m x 2.60m  
 Lounge- 3.53m x 3.43m  
 Bed 1- 4.45m x 2.89m  
 Bed 2- 3.69m x 3.12m  
 Bed 3- 2.60m x 2.58m  
 Bath- 1.94m x 1.60m  
 Garage- 5.78m x 2.51m

Agents Note: "In accordance with Section 21 of the Estate Agents Act 1979, please note that the Seller of this property is an employee of the Company."


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,  
Cambridgeshire, CB22 5LZ

 [greatshelford@sharmanquinney.co.uk](mailto:greatshelford@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102539 - 0001