



Old Forge Way, Sawston CAMBRIDGE
Guide Price £315,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended open-plan living / dining room
- Three generous bedrooms

The ground floor features a welcoming entrance hall, a well-equipped kitchen, and a bright and spacious open-plan living/dining room - thoughtfully extended to create an airy, versatile space with patio doors opening onto the rear garden. A ground floor bathroom completes the downstairs accommodation.

Upstairs, you'll find three well-proportioned bedrooms and a convenient separate WC.

Outside, the property boasts a rear garden mainly laid to lawn with a patio area perfect for outdoor dining, along with side access to the front garden which is also lawned.



Entrance hall

Open plan sitting / dining room - 5.63m x 4.45m
(18'4 x 14'5)

Kitchen - 2.11 x 2.58m (6'9 x 8'4)

Family bathroom

First floor landing

Bedroom one - 2.78m x 3.52m (9'1 x 11'5)

Bedroom two - 3.11m x 2.27m (10'2 x 7'4)

Bedroom three - 3.11m x 2.09m (10'2 x 6'8)

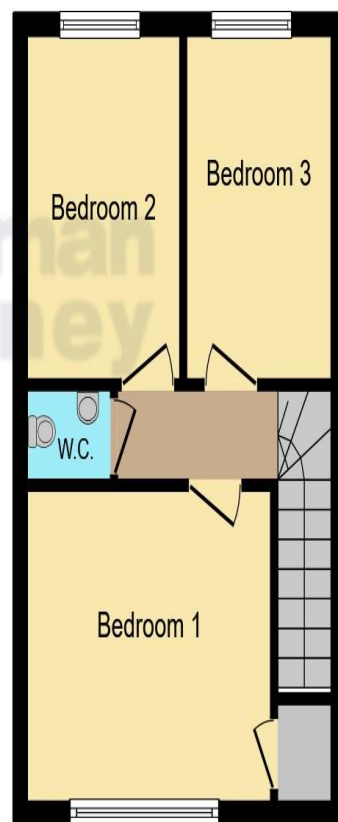
Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.


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