



Bush & Co.



2 Paddock Way, Sawston, CB22 3JS

Guide Price £460,000 Freehold



Energy Rating Band

2 Paddock Way Sawston is a three-bedroom detached bungalow measuring over 1400sqft, sitting on a generous corner plot, in need of modernisation, or re-development subject to the necessary planning consents.

The accommodation comprises, entrance hallway, dining room, living room with dual aspect windows, The kitchen has a range of base and eye level units and drawers, ample worksurface, 4 ring electric hob, finished with tiled splashback. There are 3 bedrooms, the principal bedroom has built in wardrobes and patio doors to the garden. The accommodation is finished with a family bathroom with bath, separate shower cubicle, separate WC.

Outside; the bungalow sits on a larger than average plot, there is a garage, off street parking. There are gardens to both sides of the bungalow, both are laid to lawn enclosed by fencing.



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

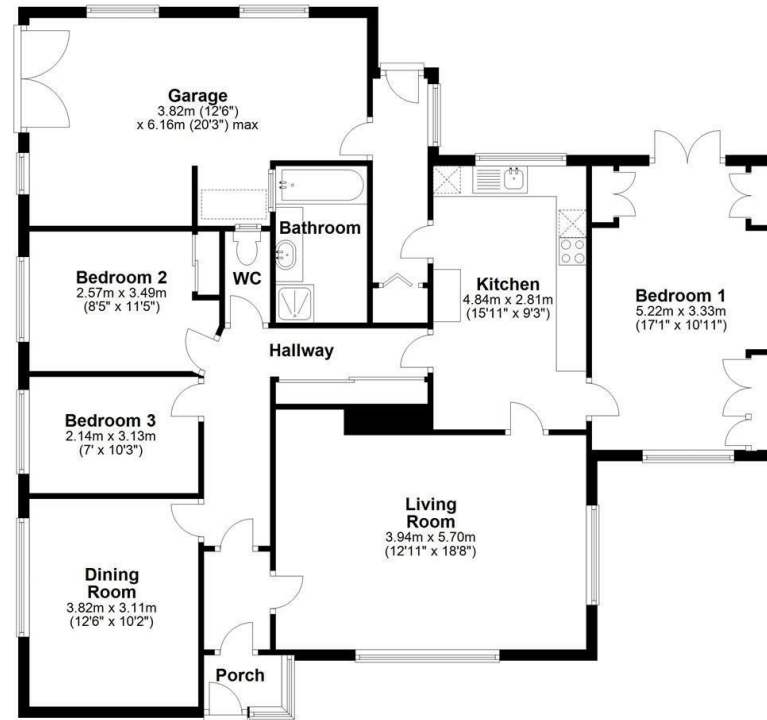
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Floor Plan

Approx. 132.1 sq. metres (1421.8 sq. feet)



Total area: approx. 132.1 sq. metres (1421.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

