



30 Broadmeadow, Sawston, Cambridge, CB22 3EB
Offers In Excess Of £425,000 Freehold



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AN EXTENDED, MUCH IMPROVED, SEMI-DETACHED HOUSE, OCCUPYING A QUIET CUL DE SAC POSITION WITHIN THIS THRIVING SOUTH CAMBRIDGESHIRE VILLAGE.

- Semi- detached house
- 3 beds, 1 bath, 2 recepts
- Built in the 1970s
- Gas fired combination central heating to radiators
- Council tax band - D
- 950 Sqft / 88 Sqm
- 0.04 acres
- Driveway parking for two cars and garage
- EPC - D / 68

The property occupies a tranquil cul de sac position just a short walk from the primary school and village college. In recent times, the property has been extended and much improved, offering beautifully presented accommodation throughout .

The accommodation comprises an entrance porch to a reception hall, both with fitted storage cupboards, stairs rising to first floor accommodation and a contemporary vertical radiator. The generous sitting/dining room boasts a an ornamental fireplace with marble surround and hearth and French doors through to a play room which in turn has French doors to the garden.

The kitchen has been re-fitted with attractive contemporary cabinetry with fitted working surfaces, within set single sink, mixer tap and drainer and a range of integral appliances including an under counter fridge and freezer, four ring gas hob, oven, extractor plus space for a washing machine and dishwasher.

Upstairs, off the half galleried landing are three bedrooms and a family bathroom.

Outside, there is a small lawned front garden, to the side is a driveway providing parking for two cars and leading to the garage with roller door, power and light connected and a personal door through to the rear garden. The rear garden is laid mainly to lawn with a generous paved patio, flower and shrub borders and beds, a timber shed and all is enclosed by a combination of fencing and walling.

Location

Sawston is one of Cambridgeshire's largest communities and as such offers a first class range of amenities. A village supermarket, shops, bank, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Child Care Nursery School, and Sawston Village College which offers a variety of adult educational opportunities.

Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is also within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City Centre.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - D

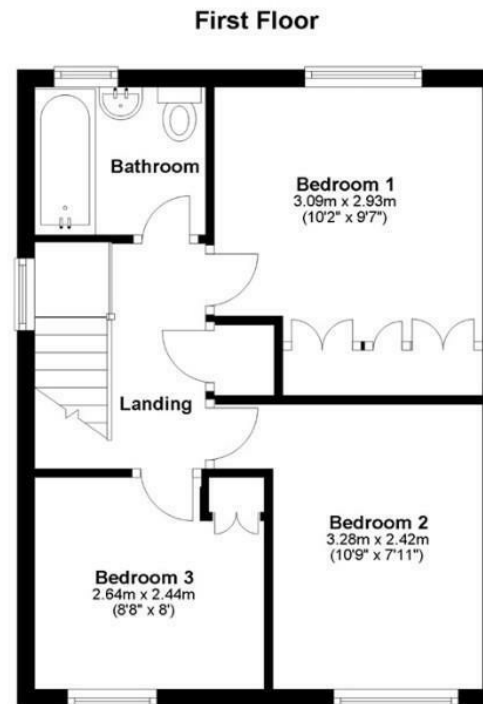
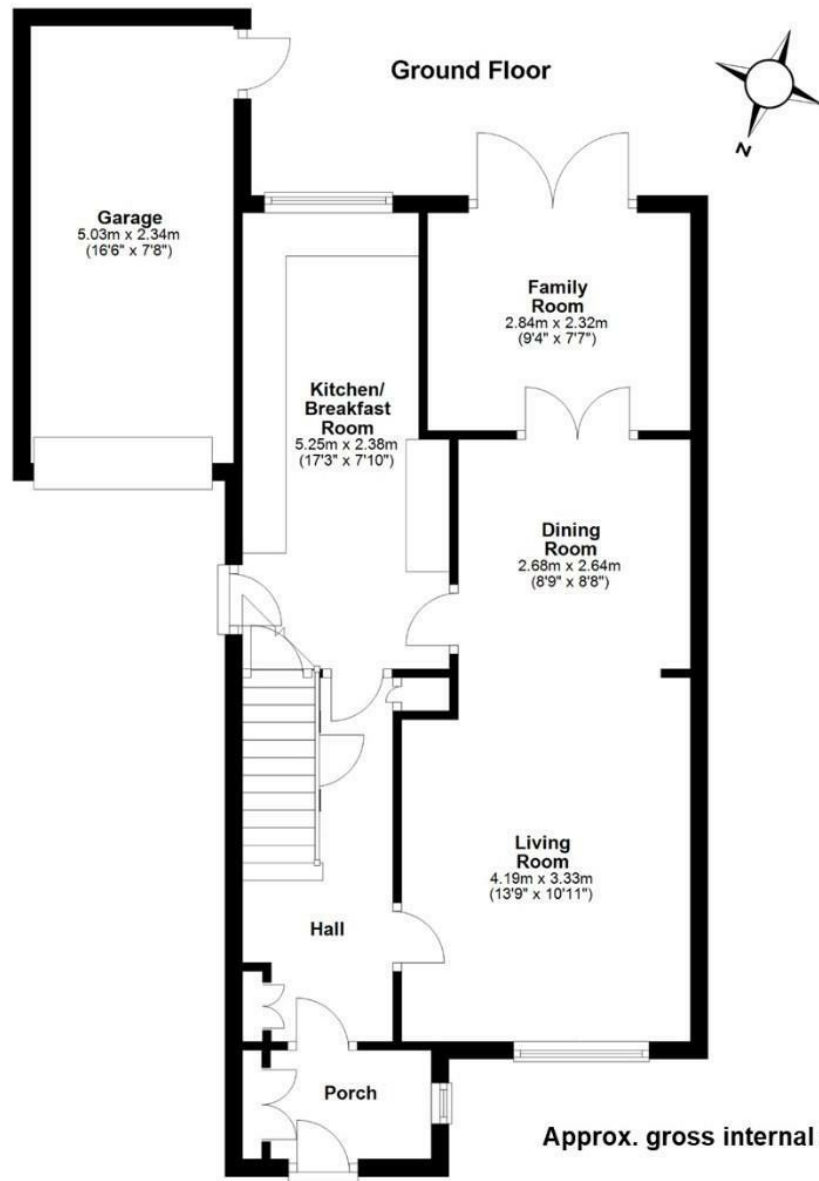
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 88 sqm (950 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

