

Edinburgh Avenue, Sawston, CB22 3DW

Guide Price £295,000

Council Tax Band: C



We are delighted to present this bright and extended three bedroom family home, ideally positioned at the end of a peaceful cul-de-sac in the highly regarded village of Sawston. Within walking distance of the High Street, the property also offers excellent access to Whittlesford and Shelford train stations, Addenbrooke's Hospital, and the Cambridge Biomedical Campus.

The ground floor features an inviting entrance hall, a spacious open plan lounge and dining area, a well-equipped kitchen, a utility room, and a convenient guest cloakroom. Upstairs are three comfortable bedrooms and a modern family bathroom fitted with a bath and shower, W/C, and pedestal basin. The home benefits from double glazing and gas central heating powered by a recently installed combi boiler.

Externally, the property offers an impressive fully enclosed south facing front garden, mainly laid to lawn, along with a generous rear garden featuring a large patio seating area and plenty of space for outdoor enjoyment. A detached single garage and ample off-road parking are located to the rear. Deal Grove Park sits just behind the property, providing lovely green views, a play area, and space for leisurely walks.

The property would benefit from some cosmetic modernisation, which is reflected in the competitive asking price. It is currently tenanted with flexible tenants whose agreement runs until 18th February 2026, though they are willing to vacate earlier should a sale be agreed.

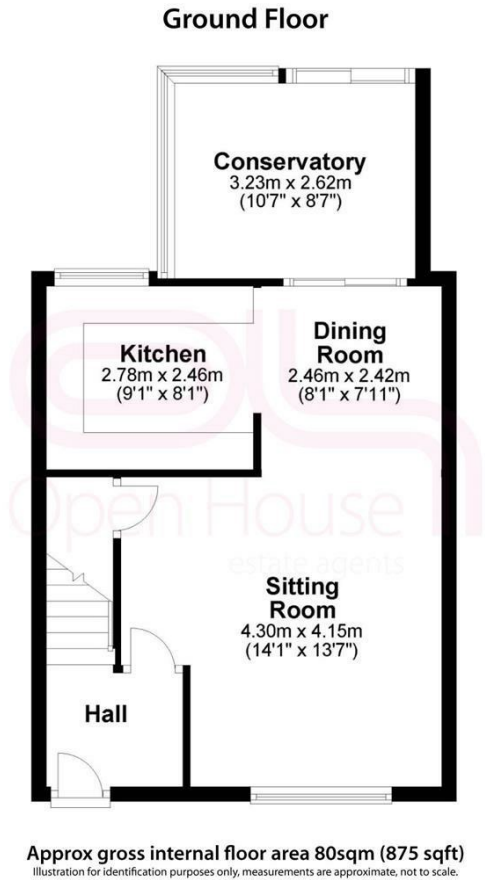
Sawston is one of Cambridgeshire's most popular villages, offering a wide range of amenities including shops, schools, and excellent transport links to Cambridge and the surrounding areas. The combination of community charm and convenience makes this an ideal opportunity for families or investors alike.

We understand this property is of steel-framed construction. Our in-house mortgage advisors are available to assist with arranging a competitive mortgage, subject to status.

Viewing is highly recommended.



Open House Cambridgeshire



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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