

Granta Road, Sawston Cambridge

£350,000 **Freehold**

Sharman Quinney

Key Features

4 2 C E

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Substantial family home
- Three receptions, four bedrooms

Requiring modernisation throughout, the property provides generous and versatile accommodation extending to a living room, separate dining room, family room, kitchen/diner, utility area and ground floor shower room.

The flexible layout offers excellent scope for improvement, reconfiguration and extension, subject to the necessary consents.

To the first floor are three double bedrooms, a further single bedroom and a family bathroom, creating excellent family accommodation once updated.







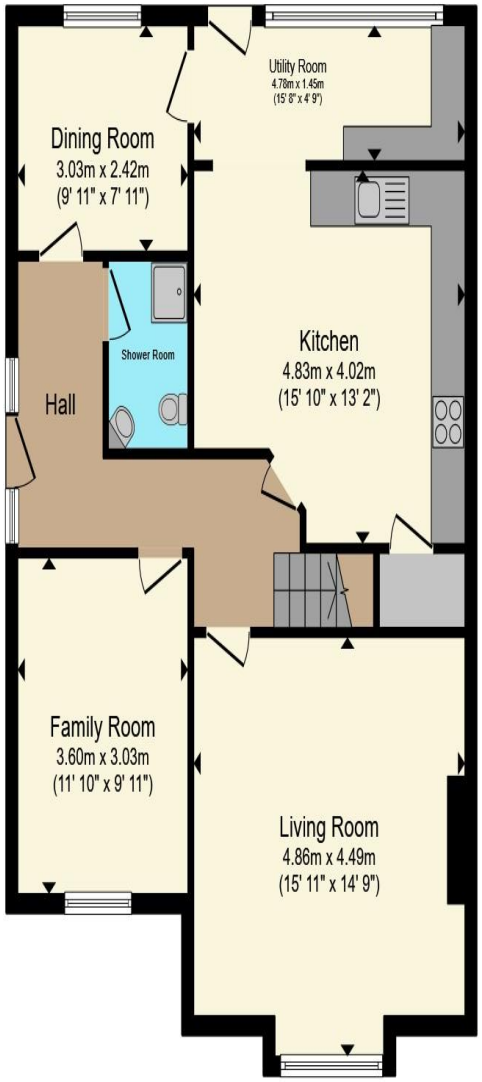
Outside, the property benefits from gardens to the front and rear, together with driveway parking and a single garage.

Offered to the market with no onward chain, this is an exciting opportunity to acquire a well-proportioned home in a highly desirable village location. While the property requires comprehensive improvement works, it presents buyers with the chance to add significant value and create a home tailored to their own requirements.

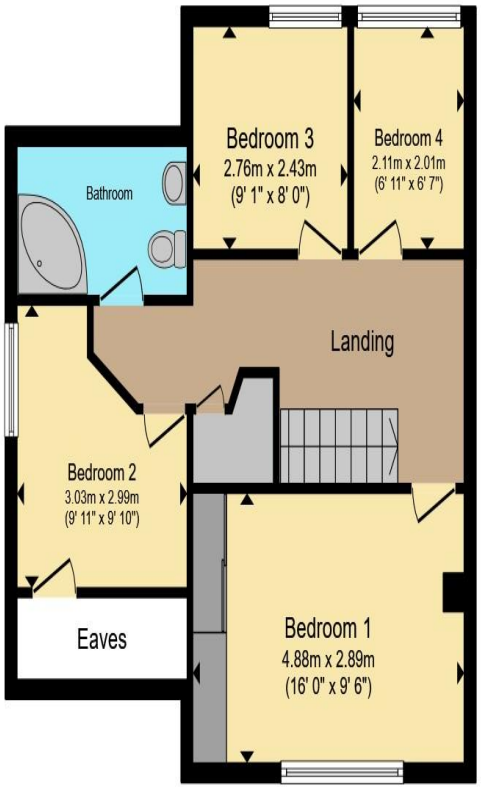
Sawston remains one of the area's most popular villages, offering a wide range of local amenities, highly regarded schools and excellent transport links. Whittlesford Parkway railway station, Addenbrooke's Hospital, Granta Park, Babraham Research Campus and Cambridge city centre are all within easy reach, making the village particularly attractive to families, professionals and commuters alike.







Ground Floor



First Floor

Total floor area 134.5 m² (1,448 sq.ft.) approx

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.propertybox.io

Sharman Quinney

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The Property Ombudsman