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estate agents, letting agents & surveyors

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7 Camping Close, Sawston, Cambridge, CB22 3HP

£1,250

## THE PROPERTY

A delightful one bedroom end of terrace property in the popular village of Sawston, offering access to local amenities, Addenbrookes Hospital, Babraham Institute, M11, A11 and A505.

The property comprises of a living area, kitchen / dining area, one bedroom and a bathroom. The property is set back from the road with a good sized front garden and on street parking.

The property is available unfurnished or part furnished.

Council Tax Band: B

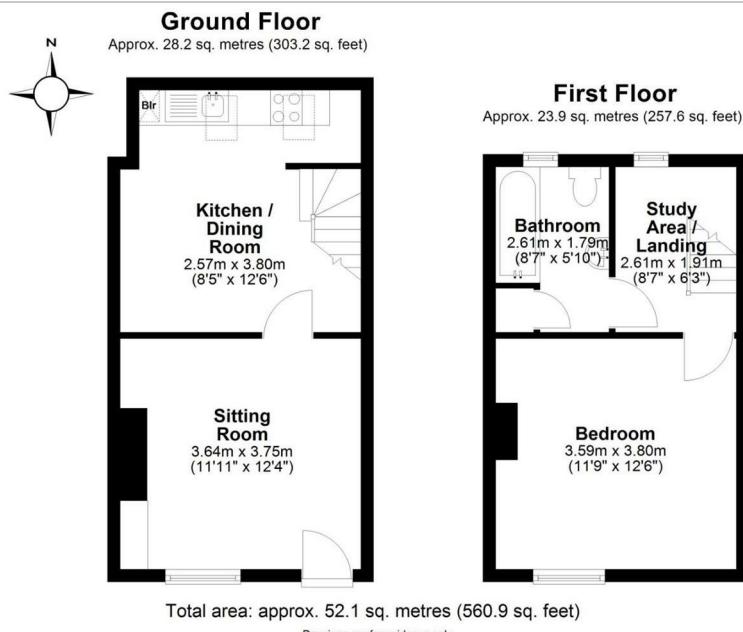
EPC Rating: D

Minimum 6 Month Tenancy

Deposit: £1440

Holding Deposit: £380

## SITUATION



## Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	