

- Semi-detached property
- Two bedrooms
- Located in the village of Stapleford
- Full renovation and modernisation required
- Sizeable rear garden
- Opportunity to extend property (subject to relevant planning)
- Cash buyers only
- Best and final offer deadline Midday 12th March 2025

**68 Haverhill Road
Stapleford CB22 5BX
Offers Over £300,000**



*** CASH BUYERS ONLY*** Radcliffe & Rust Estate Agents Cambridge are offering for sale this two bedroom semi-detached property in the highly desirable village of Stapleford, South Cambs CB22. This property has fantastic access to the A11 and M11, perfect for those looking for an easy commute to nearby towns or cities, including Cambridge or London. If you would rather commute by train for work or pleasure, then the neighbouring village of Shelford has its own rail station. Stapleford offers its residents a wealth of amenities, including two public houses, hairdressers, a garage, and a selection of sports clubs for the whole family. And schools? Haverhill Road is in the catchment area for Stapleford Community Primary School (300 metres), and children over 11 usually attend secondary school at nearby Sawston Village Collage (1.2 miles), rated 'Good' in their most recent Ofsted inspections.

68 Haverhill Road, Stapleford is in need of full renovation.

The property offers a lot of potential, including generous gardens which offer scope for extension (subject to relevant planning).

Best and final offer deadline Midday 12th March 2025. Please send your offer to bestandfinal@radcliffeandrust.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(35-48) D			
(39-54) E				(29-34) E			
(21-38) F				(13-28) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

