



Babraham Road, Sawston, Cambridge, CB22 3DQ

**CHEFFINS**



## Babraham Road

Sawston, Cambridge,  
CB22 3DQ

3 2 1

**£1,600 PCM**

- Minimum 6 Month Tenancy
- Available now
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Off Street Parking
- Garden

A 3 bedroom semi detached house located within this well served village between Cambridge and Saffron Walden. The accommodation comprises reception hall, living room, kitchen/breakfast room, dining room/bedroom 3, cloakroom, 2 further double bedrooms, 2 bathrooms (1 en suite) and study. Off street parking and enclosed rear garden with shed. Unfurnished. We regret no pets or sharers. Available now. EPC: C and Council Tax Band: C.





## LOCATION

Sawston is a popular, South Cambridgeshire village located approximately 6 miles south of Cambridge. The village has a wide range of local facilities including a number of shops, banks/building societies, library, public houses and both primary and secondary schools. Sawston is particularly well placed for access to Granta Park, Babraham Research Park and Addenbrooke's Hospital/Biomedical Campus. London commuters are well served with a mainline railway station at Whittlesford (about 2 miles), providing services to London's Liverpool Street in about 1 hour. The M11, A505 and A11 are all within close proximity providing access to both the north and south. Distances approximate\*





## ENTRANCE LOBBY

2 built in cupboards with fitted shelves and door to:

## RECEPTION HALL

built in cupboard, stairs rising to first floor and doors to dining room/bedroom 3, kitchen/breakfast room, living room and cloakroom.

## DINING ROOM/BEDROOM 3

double glazed window to front aspect.

## KITCHEN/BREAKFAST ROOM

fitted with base and wall units, work tops, sink with double glazed window to side aspect above, appliances including gas range with extractor hood above, American style fridge freezer, integrated dishwasher and freezer, cupboard housing washing machine and tumble dryer, further double glazed window to side aspect and 2 double glazed windows and patio doors to rear.

## LIVING ROOM

double glazed window to front aspect and patio doors to rear.

## CLOAKROOM

WC, wash basin with mirror above and double glazed window to rear aspect.

## STAIRS/LANDING

double glazed window to rear aspect, 2 built-in cupboards (one housing gas boiler the other fitted shelves) and doors to bedrooms 1 & 2, bathroom and study.

## BEDROOM 1

double glazed window to front aspect, fitted wardrobes and bedside units and doors to:

## ENSUITE SHOWER ROOM

shower enclosure, WC, wash basin with mirror above, heated towel rail and double glazed window to front aspect.

## BEDROOM 2

double glazed window to front aspect.

## BATHROOM

shower over bath with glass shower screen, WC and wash basin with double glazed window to rear aspect above and heated towel rail.

## STUDY

double glazed window to rear aspect.

## OUTSIDE

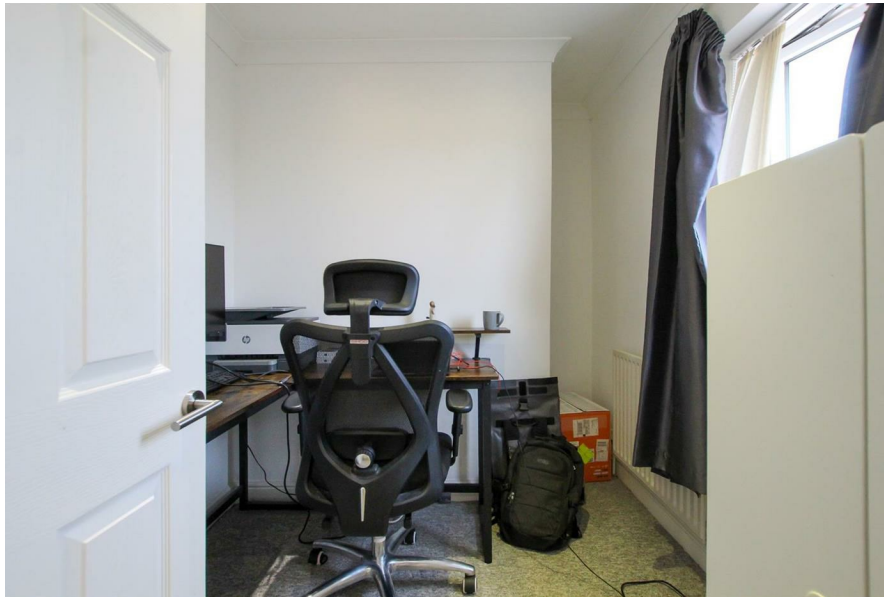
generous gravelled driveway to the front and enclosed garden to the rear principally laid to lawn with patio and shed.

## LETTING AGENT NOTES

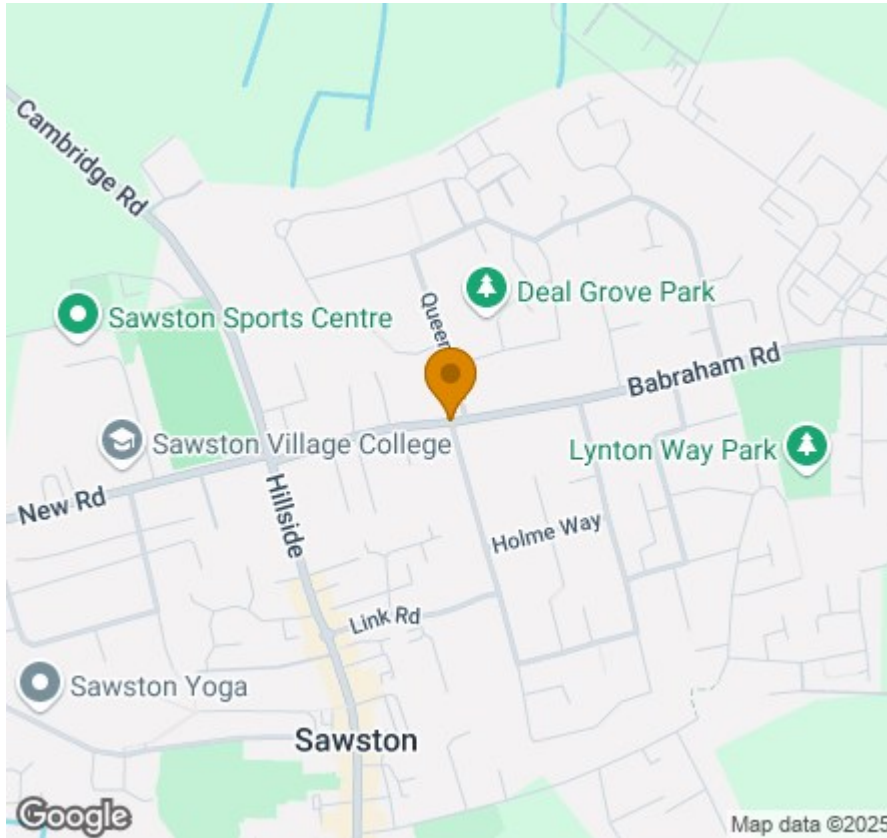
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy  
Holding Deposit - £369.00  
Deposit - £1846.00









Total area: approx. 105.4 sq. metres (1134.3 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>70</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | [cheffins.co.uk](http://cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.