



Greenways, Sawtry, Huntingdon, PE28 5UR

CHEFFINS



## Greenways

Sawtry, Huntingdon,  
PE28 5UR

A well presented 2 bedroom apartment located within this well served village with easy access to the A1/A14, Huntingdon and Peterborough. The accommodation comprises entrance hall, living room, kitchen, 2 bedrooms and bathroom. Off street parking to the rear. We regret no pets or sharers. Unfurnished. Available from 27/10/2025. EPC: E and Council Tax Band: A.

### LOCATION

Greeways is situated in the heart of Sawtry which is ideally located halfway between Huntingdon and the city of Peterborough with easy and quick access to the A1 and A14 road networks. Within Sawtry itself there are many local amenities including a leisure centre and a variety of independent shops, restaurants and takeaway eateries. For the commuter nearby Huntindon has a train station offering services to Londons Kings Cross.

 2  1  1

**£725 PCM**





## ENTRANCE HALL

with 2 built in storage cupboards. All rooms are accessed off the entrance hall.

## BEDROOM 1

built in wardrobe and window to front aspect.

## LIVING ROOM

built in cupboard and window to rear aspect.

## BEDROOM 2

window to rear aspect.

## BATHROOM

with shower over bath, WC and wash basin

## KITCHEN

with base and wall units, work tops, sink with window to front aspect above, oven, electric hob with extractor above, fridge freezer and washing machine.

## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

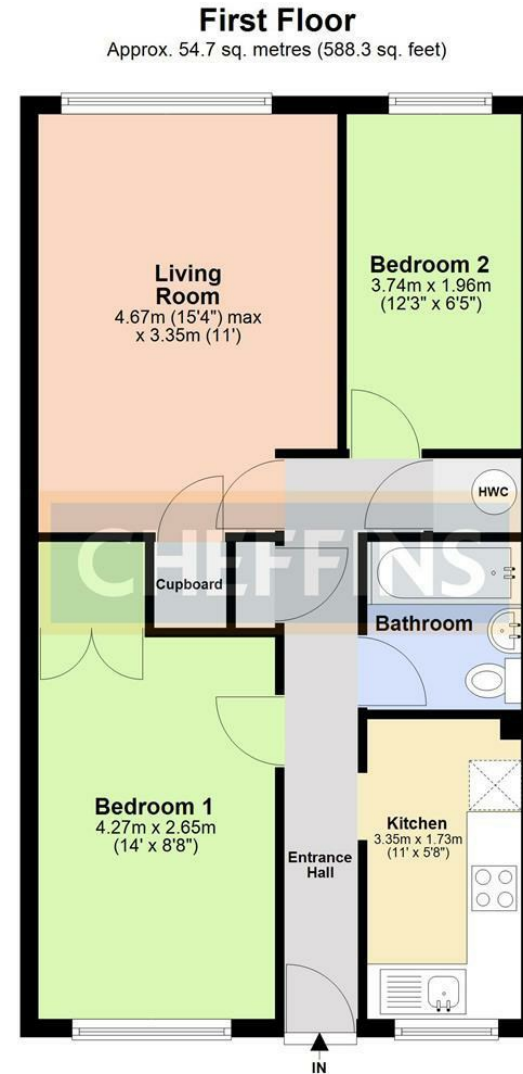
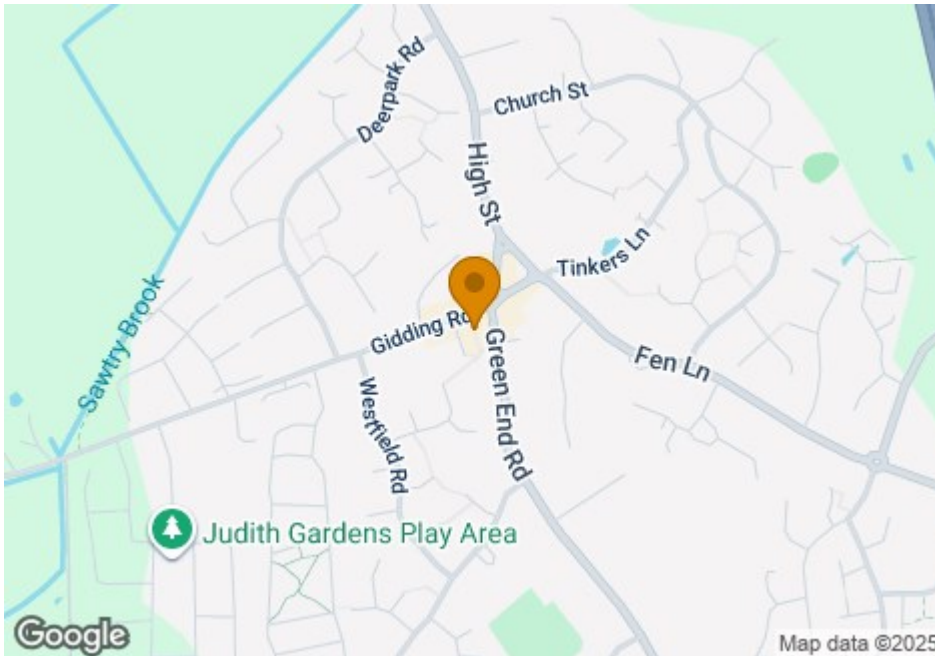
Holding Deposit - £167

Deposit - £836





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	54	73
England & Wales		EU Directive 2002/91/EC



Total area: approx. 54.7 sq. metres (588.3 sq. feet)

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

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.

