



Falkner Road, Sawston, Cambridge, CB22 3JX

CHEFFINS

Falkner Road

Sawston, Cambridge,
CB22 3JX

- Minimum 6 Month Tenancy
- Available from 03/03/2025
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Garden
- Off Street Parking

A 4 bedroom semi-detached property located in this popular and well served village approximately 6 miles south of Cambridge. The spacious and versatile accommodation comprises entrance hall, generous living room, kitchen, playroom, cloakroom, 4 bedrooms and bathroom. Off street parking for 2 cars and enclosed rear garden. Unfurnished. We regret no sharers or pets. Available from 03/03/2025. EPC: C and Council Tax Band: C.



£1,500 PCM





LOCATION

Sawston is a sought after and well served village located approximately 7 miles south of Cambridge. The village offers an excellent range of amenities including a wide variety of shops, supermarket, doctors surgery, dentist, public houses, eateries, hairdressers, recreation ground and schooling with the highly regarded Sawston Village College offering secondary education and health and leisure facilities to the local community. Sawston is also particularly well placed for access to Addenbrooke's Hospital/Biomedical Campus, Granta Park and Babraham Research Park. Commuters are well served with a mainline railway station at Whittlesford (about 2 miles) and the M11, A505 and A11 are all within close proximity providing access to both the north and south.



ENTRANCE HALL

with stairs to first floor, built in storage cupboard and window to front aspect. The living room, kitchen, playroom and cloakroom are accessed off the entrance hall.

LIVING ROOM

dual aspect with window to front aspect and patio doors to rear aspect with access to garden.

KITCHEN

base and wall units. work tops, sink with window to rear aspect above, oven, gas hob with extractor above, fridge freezer, washing machine and door to garden.

PLAYROOM

dual aspect with windows to front and rear.

CLOAKROOM

wc, wash basin and window to front aspect.

STAIRS/LANDING

linen cupboard and doors to the bedrooms and bathroom off.

BEDROOM 1

built in wardrobe, fitted double wardrobe with sliding mirrored doors and window to front aspect.

BEDROOM 2

window to rear aspect.

BEDROOM 3

2 windows to rear aspect

BEDROOM 4

window to front aspect.

BATHROOM

shower over bath, wc, wash basin with wall mounted cabinet above and window to front aspect.

OUTSIDE

FRONT

open front garden with off street parking for a couple of cars.

REAR

enclosed rear garden predominantly laid to lawn.

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 - £346

Deposit - £1730







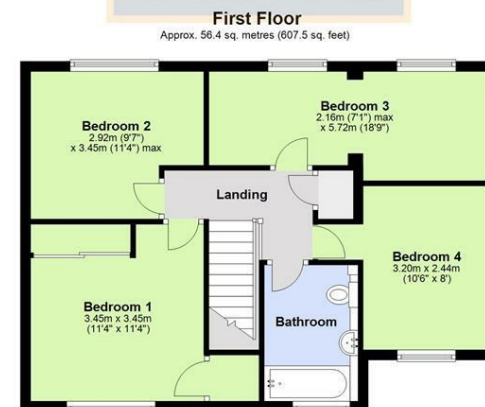
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.



Total area: approx. 112.4 sq. metres (1210.2 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

