



Babraham Road, Sawston, Cambridge, CB22 3DQ

CHEFFINS

Babraham Road

Sawston, Cambridge,
CB22 3DQ

A 1 bedroom semi detached house located within this well served village between Cambridge and Saffron Walden. The accommodation comprises reception kitchen, living room, cloakroom, 1 double bedroom and bathroom. Off street parking and courtyard garden. Unfurnished. We regret no pets. Available from 24/10/2025. EPC: C and Council Tax Band: A.

LOCATION

Sawston is a popular village located approximately 6 miles south of Cambridge. The village is very well served with a wide range of amenities including shops, banks/building societies, library and public houses. Sawston is particularly well placed for access to Granta Park, Babraham Research Park and Addenbrooke's Hospital/Biomedical Campus. For the commuter a mainline train station can be found in the neighbouring village of Whittlesford (2 miles) and the M11, A505 and A11 are all within close proximity providing access to both the north and south. Distances approximate*



£1,200 PCM





ENTRANCE DOOR
to:

KITCHEN

fitted with base and wall units, work top, sink with double glazed window to front aspect above, integrated appliances including oven, electric hob with extractor above, fridge freezer, dish washer and washer dryer, stairs rising to first floor, door to cloakroom and door to:

LIVING ROOM

with double glazed bi-fold doors to courtyard garden.

CLOAKROOM

with WC and wash basin.

STAIRS/LANDING

doors to bedroom and bathroom

BEDROOM

double glazed dormer window to front aspect and door to:

WALK-IN WARDROBE

fitted with shelves and clothes rails.

BATHROOM

shower enclosure, separate bath, WC, wash basin with vanity unit below and mirror above, heated towel rail and Velux skylight.

COURTYARD GARDEN

fenced courtyard garden with decked floor.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

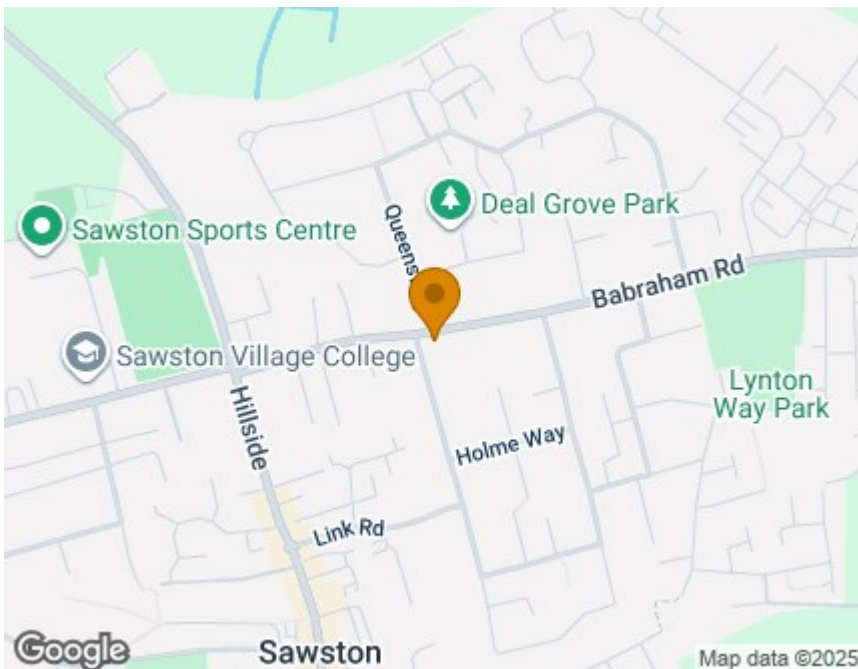
Holding Deposit - £276

Deposit - £1384



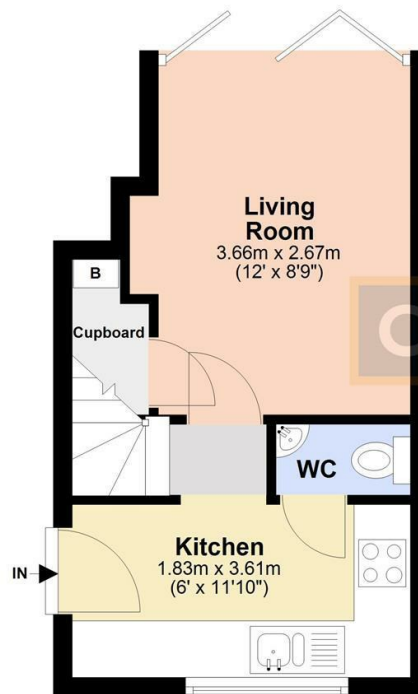


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

Approx. 21.5 sq. metres (231.0 sq. feet)



First Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 43.8 sq. metres (471.0 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.

