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Eccles Close

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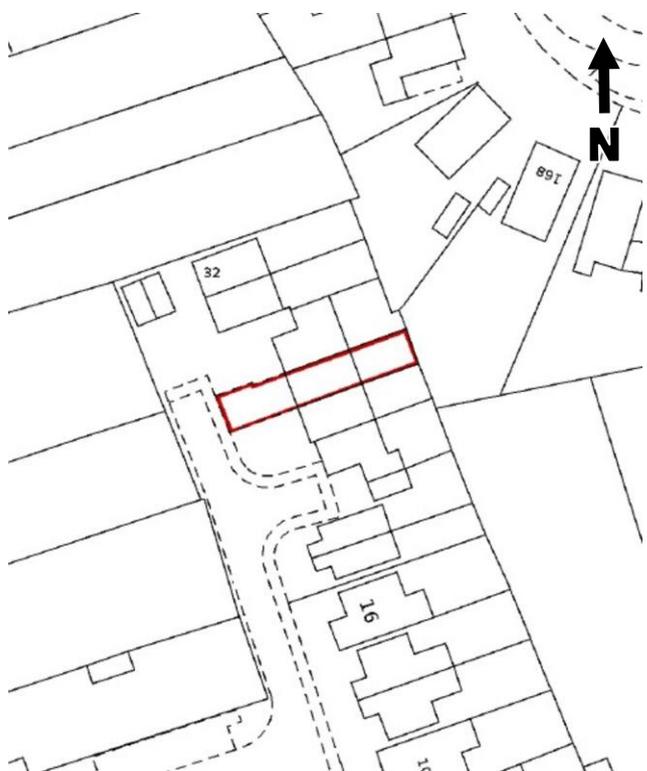
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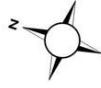
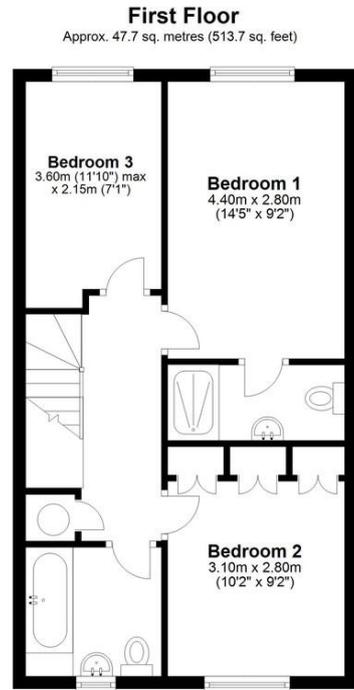
A modern 3 bedroom mid-terraced house with a private garden and parking for 2 vehicles. The property enjoys a peaceful cul-de-sac position just a minutes' walk from the village High Street.

Guide Price:
£395,000

Eccles Close, Cambridge,
CB22 3DB



Sawston is one of the largest villages to the near south of the City, situated about 3 miles from the City boundary and around 4 miles from the Addenbrooke's campus. It also gives excellent access to the M11 (J10 3 miles). There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles). The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College which has a sports centre, gym and swimming pool that are open to the public. There is very little need to leave the village for day-to-day living.



Total area: approx. 94.5 sq. metres (1017.6 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



This spacious 3 bedroom house has been well cared for by its owner and is situated in a quiet, yet central cul-de-sac just off Cambridge Road.

An entrance hall provides space for coats and footwear with access to a cloakroom W.C. The kitchen has been fitted with a stylish range of units and has various integrated appliances including a range style oven with extractor over. There is a large living / dining room, finished with wood flooring and has French doors to the private rear garden.

Upstairs are 3 bedrooms, all of which are comfortable doubles. Bedroom 1 has an en suite shower and bedroom 2 includes built-in wardrobes. The main bathroom has been fitted with a modern white suite and is complemented by attractive tiling.

Outside the property has driveway parking for 2 vehicles and plenty of visitors parking on a first come, first served basis. The front garden is set back behind a mature hedgerow and is laid to lawn with a path to the main entrance. The rear garden has a paved terrace, well suited to alfresco dining. The remainder is laid to lawn and offers a good degree of privacy, the whole is enclosed by fencing.

A viewing of this property is highly recommended.



94 sqm / 1017 sqft

Allocated parking

170 sqm / 0.04 acre

2006

Mid-terraced house

EPC - C / 79

3 bed, 1 recep, 2.5 bath

Council tax band - D

