



**Babraham Road, Sawston, Cambridge CB22 3FP**

***welcome to***

**Babraham Road, Sawston, Cambridge**

\*FINAL PLOTS REMAINING\*- Plot 118- Situated close to the centre of this attractive South Cambridgeshire village, a three bedroom end-of-terrace family house that is offered on a shared ownership basis at 30% share. The full market price of the property is £500,000.



**Front Door**

Front door giving access to:

**Entrance Hall**

Radiator. Staircase to first floor. Large storage cupboard.

**Cloakroom/ WC**

With Low-flush WC, Wash hand basin, Radiator, Part tiled walls.

**Kitchen**

'L' shaped room with Kitchen area fitted with appliances, Floor covering and radiator.

**Lounge/ Diner**

With window to rear, Floor covering, Radiator, Glazed doors to outside.

**Staircase To First Floor**

Staircase from entrance hall to first floor landing.

**First Floor Landing**

Airing cupboard. Doors to:

**Bedroom One**

With Window to front, Radiator.

**Bedroom Two**

Radiator, Window to rear.

**Bedroom Three**

Radiator, Window to rear.

**Bathroom**

Suite comprising Panel enclosed bath, Low-flush WC, Wash hand basin

**Outside**

Garden store to rear. Allocated car parking close by.

**Agent's Note**

The full market price of this property is £500,000.

The sale price displayed at £150,000 represents a 30% share of the property, with a monthly rental of £802.08.

Please query for rental figures dependent on the share purchase amount.



***view this property online*** [williamhbrown.co.uk/Property/RYN108387](http://williamhbrown.co.uk/Property/RYN108387)





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## Babraham Road, Sawston, Cambridge

- New three bedroom end-of-terrace family home offered on a 30% share basis.
- Completion estimated for autumn 2022.
- Spacious and well-proportioned family accommodation.
- Car parking close by.
- The sale price displayed at £150,000 represents a 30% share of the property, with a monthly rental of £802.08.

Tenure: Leasehold EPC Rating: Exempt

**£150,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 100 years from 20 Jun 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
RYN108387 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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