



**20 RESBURY CLOSE**

Sawston

**Carter Jonas**

## 20 RESBURY CLOSE, SAWSTON, CAMBRIDGE, CB22 3DE

- Cambridge City Centre - approx. 7 miles
- Whittlesford Parkway Railway Station - approx. 1.8 miles
- Shelford (Cambs) Railway Station - approx. 2.1 miles
- Cambridge Railway Station - approx. approx. 4.8 miles

Well presented · Open plan living · Garage & parking · 3 Bedrooms · Quiet cul-de-sac · EPC rating D

### DESCRIPTION

A three bedroomed terrace house that would make an ideal family home, offering spacious accommodation arranged over two floors. The property is very light, well-proportioned, and well-presented throughout.

The ground floor accommodation comprises, porch leading to a large entrance hall, a spacious but cosy open-plan living/dining room leading to a TV room/snug with access to the garden and a good size fitted kitchen.

On the first floor there are three bedrooms, all of which are generous in size. Completing the first floor is the modern family bathroom.

### OUTSIDE

In front of the house is a landscaped front garden, side access to the rear garden and a garage en bloc. To the rear, the garden is fully enclosed and easy to maintain with patio and decking. In a nutshell, it's a comfy and inviting home in a friendly village.

**A SPACIOUS THREE BEDROOM TERRACE PROPERTY WHICH IS POSITIONED WITHIN A PRIVATE CUL-DE-SAC LOCATION ON THE NORTHERN EDGE OF THIS MOST SOUGHT AFTER SOUTH CAMBRIDGESHIRE VILLAGE.**



## LOCATION

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and nearby to Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio tech and high-tech facilities over the years and Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

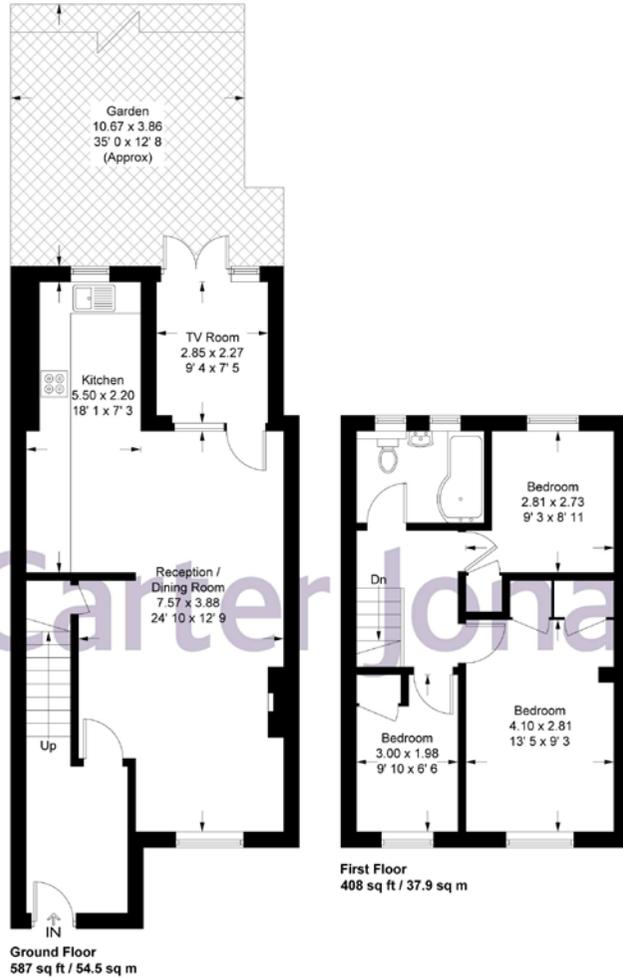
**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the selling agents  
Carter Jonas 01223 403330



# Resbury Close

Approximate Gross Internal Area = 995 sq ft / 92.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



## IMPORTANT INFORMATION

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