



Prince William Way, Sawston Cambridge
£290,000 Freehold

**Sharman
Quinney**

Key Features



- Ideal first time purchase or investment
- Open plan living accommodation
- Generous double bedroom
- Second floor study
- Modern bathroom

The accommodation begins with a bright and spacious open-plan living and dining area, creating a welcoming space for both relaxing and entertaining. An attractive archway leads through to a fitted kitchen, providing practical and well-arranged cooking space.

Stairs lead to the first floor, where you will find a generous double bedroom along with a family bathroom.

The second floor offers a versatile study room, ideal for home working or additional storage, with restricted headroom.

This property represents an excellent opportunity for first-time buyers, professionals working locally, or investors seeking a home in a sought-after



location close to Cambridge's world-leading biomedical and research facilities.

Lounge / diner - 5.11m x 4.62m (16'9 x 15'2)

Kitchen - 2.73 x 1.95m (8'11 x 6'5)

First floor

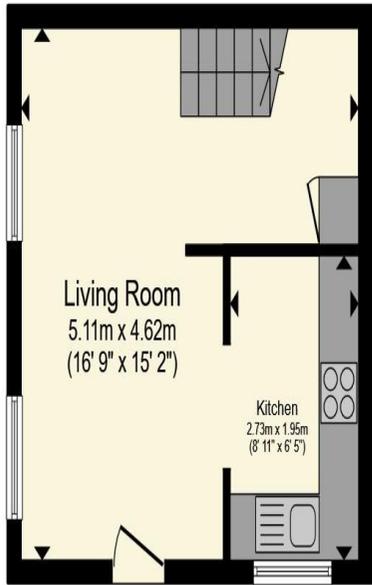
Bedroom one - 5.12m x 2.76m (16'10 x 9'1)

Bathroom

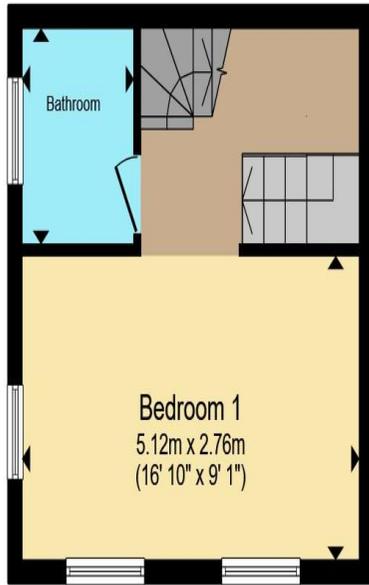
Second floor

Study room - 4.10m x 2.12m (13'5 x 6'11)

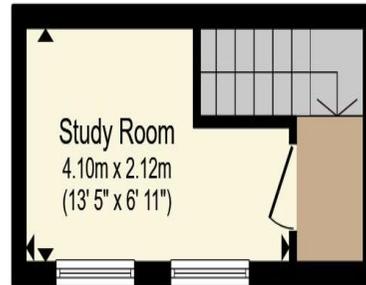




Ground Floor



First Floor



Second Floor

Total floor area 60.2 m² (648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
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