



St. Neots Road, Sandy, SG19 1BU

Asking price £280,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this wonderful two bedroom end of terrace cottage that is presented in a beautiful condition. The property truly wants for nothing and some of the features are as follows, Separate reception rooms, wonderful fully fitted kitchen, downstairs bathroom as well as an upstairs shower room, two double bedrooms and a landscaped 70ft South facing rear garden. There is gas radiator heating throughout and double glazing.

Sandy is a town which offers a range of amenities including several schools, doctors surgery, Dentist, a host of shops and restaurants and has a mainline train station giving great access to London St Pancras. Also it has great access to the A1.

Really needs to be viewed to be appreciated.

Entrance

Lounge

12'6 x 11'5 (3.81m x 3.48m)

Kitchen/Dinner

Kitchen area

11'7 x 11'6 max I shaped (3.53m x 3.51m max I shaped)

Lobby area

Bathroom

First floor

Landing

Bedroom one

12'4 x 11'6 (3.76m x 3.51m)

Bedroom two

10'7 x 8'6 (3.23m x 2.59m)

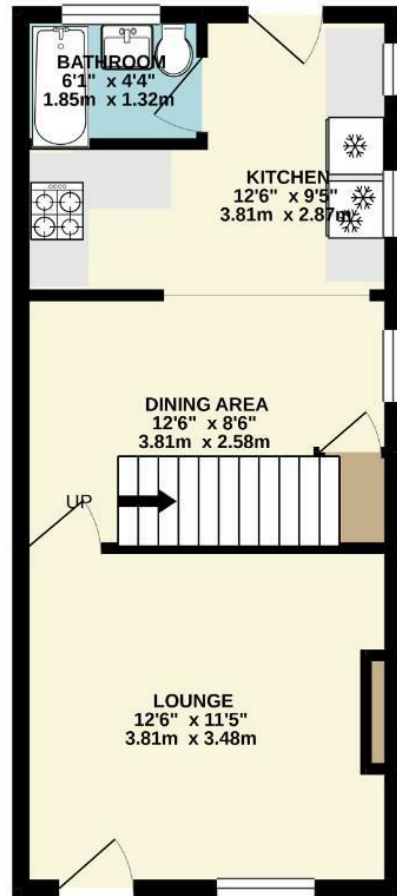




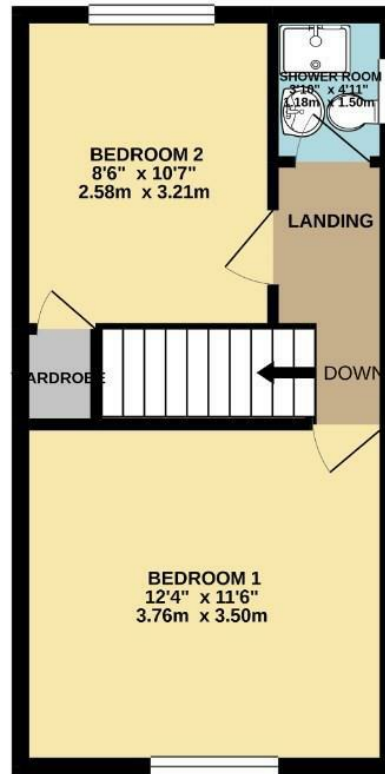
Shower room
outside
Rear garden
Front garden



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

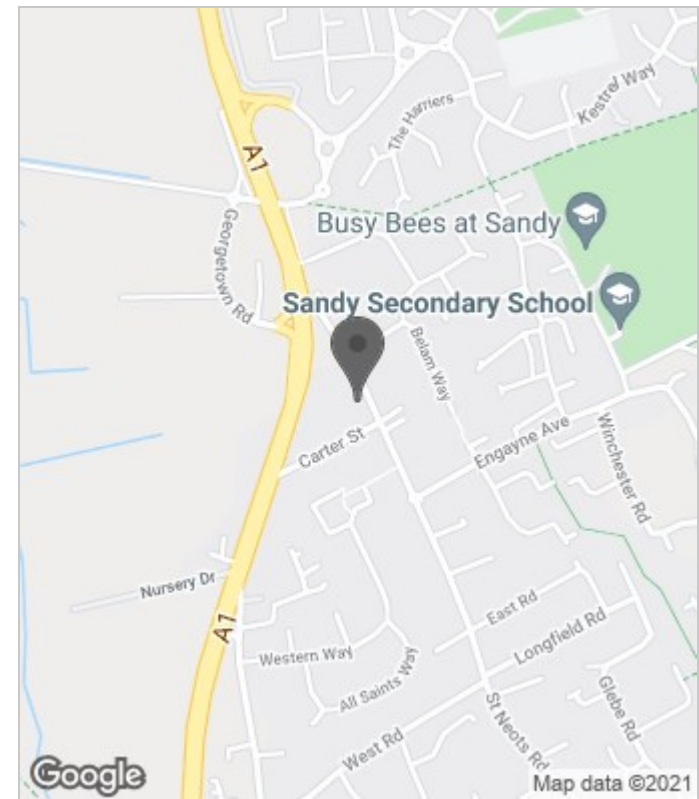


1ST FLOOR
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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