



**Brickhill Road**

Sandy, SG19 1JH

**£250,000**

# Property Features

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- Two Bedrooms
- Close proximity of the Town centre and train station
- Viewing Highly Recommended
- Period Cottage
- Finished to high specification
- Charming
- Private location
- Excellent first time buy

## Full Description

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Located in this highly sought after area of Sandy, with Town centre & train station a few mins away

This well presented and sympathetically upgraded two bedroom cottage.

Situated within walking distance of the town centre, train station and nearby Sand Hill walks. This property is ideal for first time buyers and has been finished to high specification.

This fine example boasts a luxury refitted kitchen with a wealth of built-in appliances plus a luxury refitted bathroom. Lawn garden in excess of 80ft in length, **EARLY VIEWING STRONGLY ADVISED!**

### LOUNGE

14' 6" x 12' 6" max (4.42m x 3.81m)

### BATHROOM

### KITCHEN/BREAKFAST ROOM

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

range of base units incorporating built-in electric hob and electric oven, built-in dish washer, built-in washer/dryer, built-in fridge freezer, tiling to splash areas, matching range of wall mounted units incorporating extractor hood, built in breakfast bar.

### FIRST FLOOR

### LANDING

### MASTER BEDROOM

12' 4" x 10' 2" (3.76m x 3.1m)

### BEDROOM TWO

9' 11" x 9' 3" (3.02m x 2.82m)

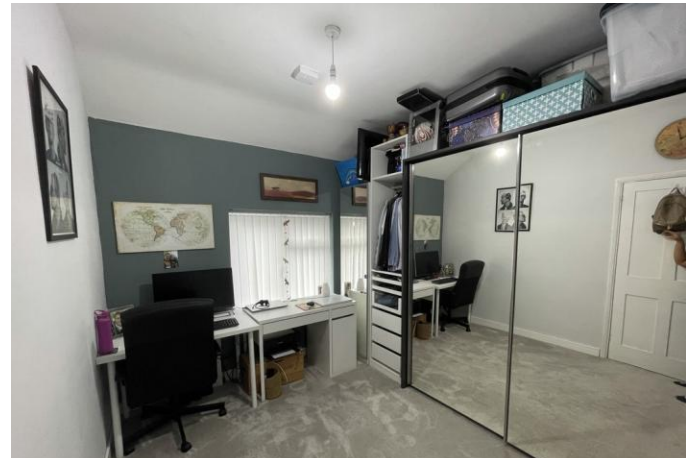


EXTERNALLY

FRONT GARDEN

REAR GARDEN

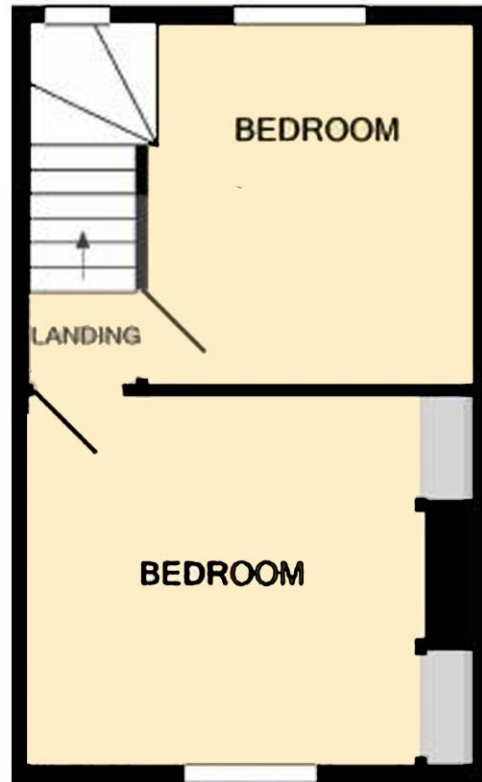
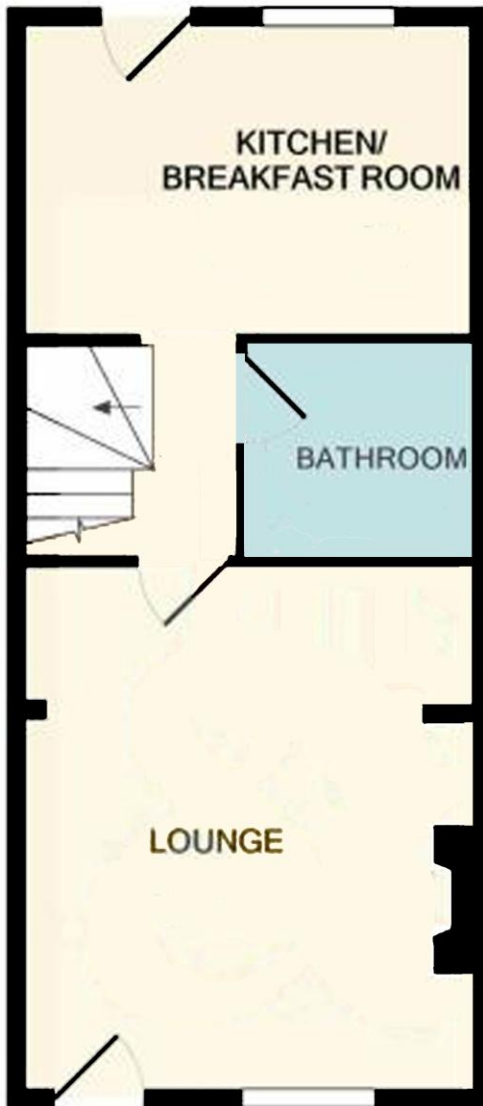
Private enclosed patio area with gate leading to an impressive lawned private garden in excess of 80' in length, mainly laid to lawn, with hard standing for shed and enclosed by fence boundaries.



02/02/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.  
Properties are given a rating from A (most efficient) to G (least efficient).  
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.



**TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements