



The Old Mill House, 2 Downing court

£340,000

, Sandy, SG19 1JW

Property Features

- Period Property
- Town Centre Location
- Finished to high specification
- Three bedrooms
- Kitchen/Diner
- Close proximity to Train Station
- Driveway for two cars
- Pleasant Plot
- Sash Windows
- Viewing Highly recommended

Full Description

****NO CHAIN**** The Old Mill House, this unique and well presented property is situated in the heart of the popular market town of Sandy. accommodation comprises of fitted kitchen / breakfast room, sitting room, full height cellar with power, cloakroom, three double bedrooms, quality fitted bathroom, front garden and driveway to the side providing off road parking for two cars.

Further benefits include excellent links to A1, and Sandy train station provides half-hourly trains south to central London and north to Peterborough. Time to London is typically around 40 minutes. Viewing is highly recommended

ENTRANCE HALL

LOUNGE

19' 1" x 12' 3" (5.82m x 3.73m)

KITCHEN/DINER

20' 0" x 10' 7" (6.1m x 3.23m)

WC

CELLAR

12' 2" x 14' 2" max (3.71m x 4.32m)

Power, radiator, and carpets

FIRST FLOOR

MASTER BEDROOM

12' 5" x 12' 5" (3.78m x 3.78m)

BEDROOM

10' 0" x 10' 6" (3.05m x 3.2m)

BEDROOM



10' 7" x 9' 3" (3.23m x 2.82m)

BATHROOM

FRONT GARDEN

Enclosed by mature borders, laid to lawn gated access to side leading to driveway

DRIVEWAY

Providing off road parking for two cars

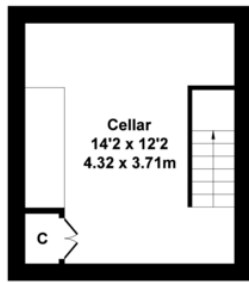


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

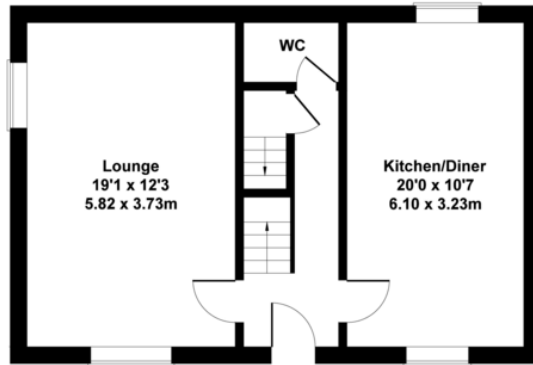
Energy efficiency chart

2 Downing Court

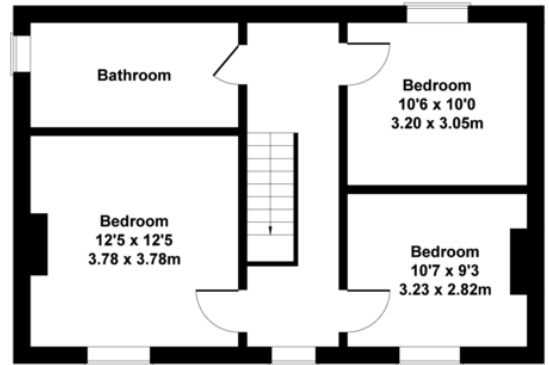
Approximate Gross Internal Area
1289 sq ft - 120 sq m



CELLAR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

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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.