



## Laburnum Road, Sandy

Asking Price £275,000

- Charming red brick cottage
- Open plan living
- En suite to Master with mains fed shower
- Refitted Kitchen & Combi Boiler
- Excellent first time buy
- Two Bedrooms
- Close proximity of the Town centre and train station
- Well Presented
- Breakfast bar and Integrated dishwasher
- Viewing Highly Recommended

Situated on a none through road, this well presented & charming red brick two bedroom cottage has been finished to a high Specification by the current vendor.

The property has been modernised throughout in recent years, In brief the downstairs comprises; of an entrance porch, open plan living space with stairs rising to the first floor landing and a modern fitted kitchen with integrated dishwasher. Upstairs the property offers master bedroom with en-suite bathroom, further generous single bedroom and a modern shower room.

Externally to the front is small paved area, with gated side access leading to the rear enclosed garden, with further benefits such as outside power points and storage shed with power and light.

Within close proximity of Town Center and Trains Station and local schools. Viewing is Highly Recommended



Council Tax Band: A



## ENTRANCE PORCH

## OPEN PLAN LOUNGE & KITCHEN

20'0" x 11'10"

## FIRST FLOOR

## LANDING

## MASTER BEDROOM

12'0" x 8'0"

Access to Loft space

## ENSUITE

## SHOWER ROOM

## BEDROOM TWO

8'11"x 8'0"

## FRONT GARDEN

low maintenance front garden with gated side access leading to rear garden

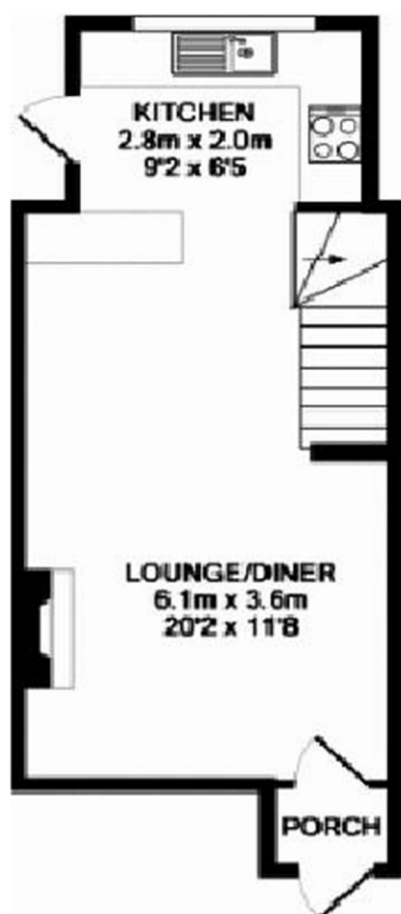
## REAR GARDEN

Enclosed by timber fence, low maintenance with wall mounted power points and both shed have power and light

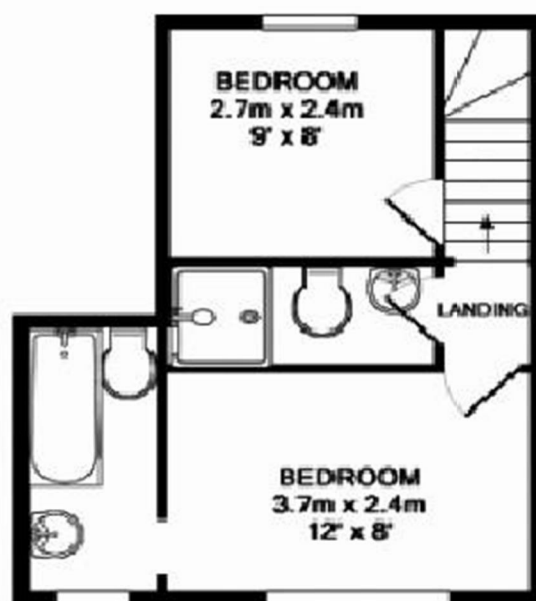


### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>90</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



GROUND FLOOR  
APPROX. FLOOR  
AREA 28.2 SQ.M.  
(303 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 25.6 SQ.M.  
(276 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.8 SQ.M. (579 SQ.FT.)

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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