



Carlisle Close, Sandy

Price Guide £300,000

- Chain Free
- En-suite to master
- Gas central heating and Upvc double glazing
- family room / home office
- Enclosed rear garden
- Off road parking for two cars
- No through road location
- Popular location



Guide Price £300,000-£310,000 **\*\*CHAIN FREE\*\*** This three bedroom semi-detached property is located in a quiet close within walking distance to the town centre. The property comprises of Hall, lounge/diner, kitchen, three bedrooms with en-suite to master, family bathroom and enclosed rear garden with garage conversion which creates an extra reception room. Parking for two cars. **VIEWING ADVISED**

 3  2  2  D

Council Tax Band: C



Porch

Lounge

14'5 x 10'4

Family room

15'1 x 7'5

Dining room

9'1 x 8'0

Kitchen

9'1 x 7'6

First floor

Landing

Master bedroom

12' 2 x 8'6

bedroom

10'7 x 7'9"

bedroom

7'8 x 7

Ensuite

Externally

Drive

for two cars

Rear Garden

Gated side access, mainly laid to lawn





## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

