



## Girtford Crescent, Sandy

Asking Price £325,000

- NO CHAIN
- Garage
- Popular Location
- Built in appliances
- Viewing Highly Advised
- Ample off road parking
- Storage/office space to rear of garage with power and light
- WC
- Excellent first time buy



**\*\*NO CHAIN\*\*** Three bedroom semi-detached property in a popular yet quiet residential crescent in Sandy,  
The accommodation comprises of entrance hall, re-fitted kitchen, lounge/diner, three bedrooms, family bathroom, front and rear gardens, single garage plus store room. The property benefits from UPVC windows and doors, gas central heating and ample parking to front and side. There is no forward chain. Viewing is recommended



Council Tax Band: C



Entrance Hall

WC

Lounge/Diner  
11'0 x 19'11

Kitchen  
10'9 x 9'3

First Floor

Landing  
Access to Loft, doors leading to

Bedroom  
11'1 x 9'3  
Built in wardrobes

Bedroom  
11'1 x 8'3

Bedroom  
9'3 x 6'0

Externally

Rear Garden  
Gated side access, enclosed by timber fence,  
access to garage

Garage  
Up and over door

Store room  
Power and light ideally for garden store or home  
office space

Front Garden and Driveway  
Providing off-road parking to front for up to three cars  
and to the side potential for a further four spaces





## Directions

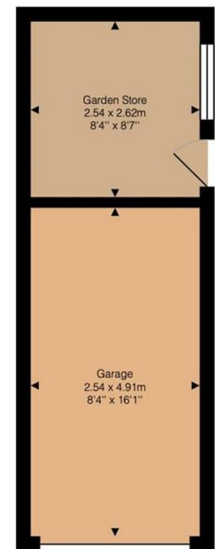
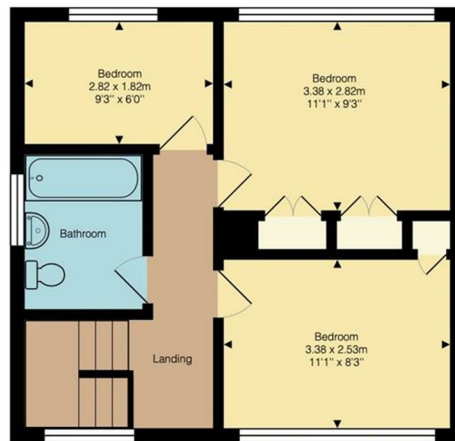
## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Girtford Crescent, Sandy, SG19 1HR

Approximate Total Area: 96.6 m<sup>2</sup> ... 1040 ft<sup>2</sup>

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.