

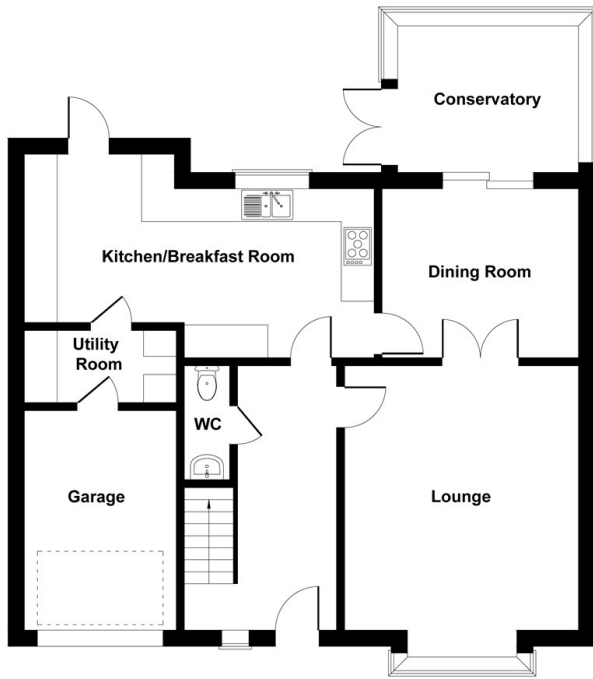


12 Merlin Drive, Sandy, SG19 2UN

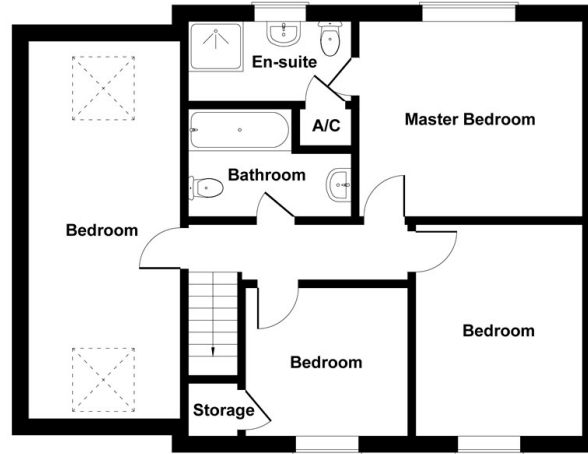
Guide Price £400,000

- CHAIN FREE
- Ensuite to Master
- Ensuite
- Viewing highly advised
- Popular Location
- Not overlooked to the rear
- Four bedrooms
- Garage and driveway
- Excellent links to A1
- WC

Merlin Drive

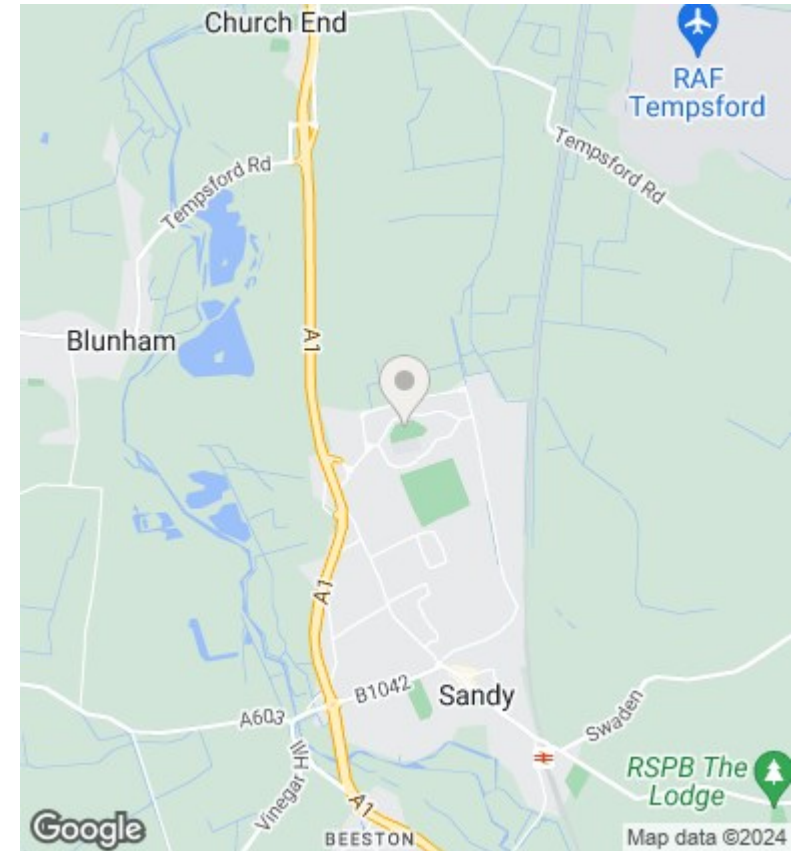


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



Directions

Viewings

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

Council Tax Band

D

EPC Rating:

D

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