



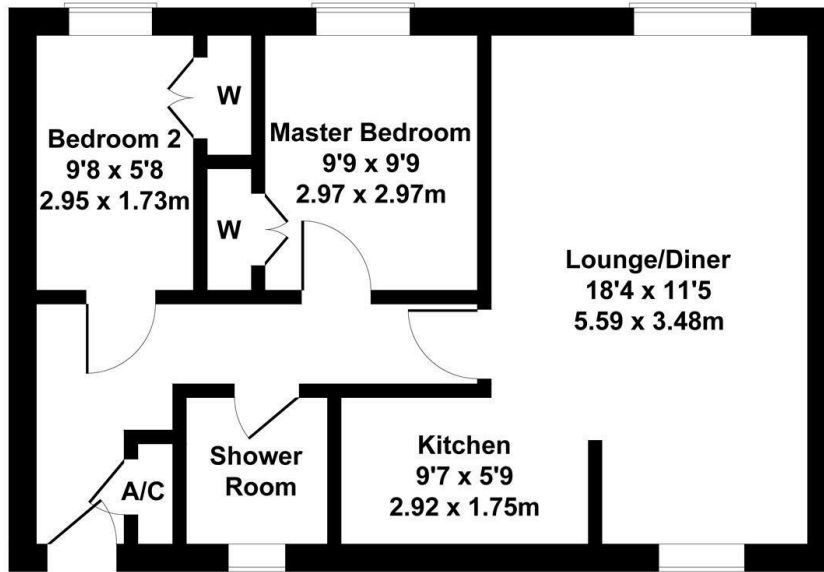
## 19 Rectory Court, Sandy, Beds, SG19 1EZ

Asking Price £178,000

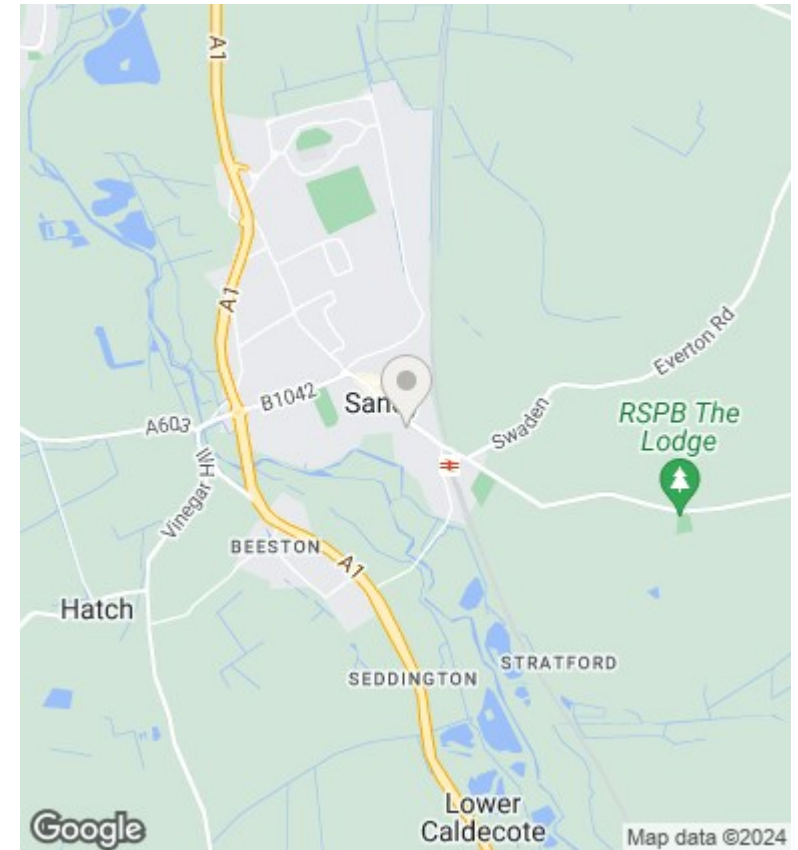
- CHAIN FREE
- Net return of over 6% at asking price
- 18ft lounge/diner
- ALLOCATED PARKING
- Tucked away, sought after location
- Gas central heating
- Proximity of town centre and trainline
- Ideal purchase for BTL investors, first time buyers & commuters
- Viewing highly advised

# Rectory Court, Sandy, SG19 1EZ

Approximate Gross Internal Area  
510 sq ft - 47 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	