



## Belam Way, Sandy

Price Guide £250,000

- No Upper Chain
- Spacious 12' x 12' Lounge
- Fitted Kitchen
- Utility/Store Room
- Generous Enclosed Rear Garden
- Three Double Bedrooms
- Separate Dining Room
- uPVC double glazed, brick based conservatory
- Front Garden

**\*\*GUIDE PRICE £250,000-£260,000\*\*** We are delighted to offer for sale this spacious and versatile three double bedroom home. The property is situated in a quiet, sought after, no-through road and is offered with no upper chain. The property boasts generous accommodation with two large reception rooms and three double bedrooms. Externally this home benefits from an established enclosed front garden and fully enclosed generous rear garden.

Other benefits include double uPVC double glazing throughout, gas central heating and no upper chain. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: B



### Entrance Hall

### Lounge

12'9" x 12'2"

### Kitchen

11'5" x 7'1"

### Dining Room

11'5" x 11'

### Conservatory

13'5" x 9'9"

### Utility/Store Room

6'4" x 6'4"

### First Floor

### Master Bedroom

11'6" x 8'1"

### Bedroom Two

11' x 9'8"

### Bedroom Three

12'10" x 7'5"

### Bathroom

### Separate WC

### Externally

Front - Enclosed very established front garden with beautiful magnolia tree, pathway to entrance door

### Rear Garden

Generous sized rear garden enclosed by timber fence

### Agent Disclaimers

Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(i) Any areas, distances or measurements are for guidance only. along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense

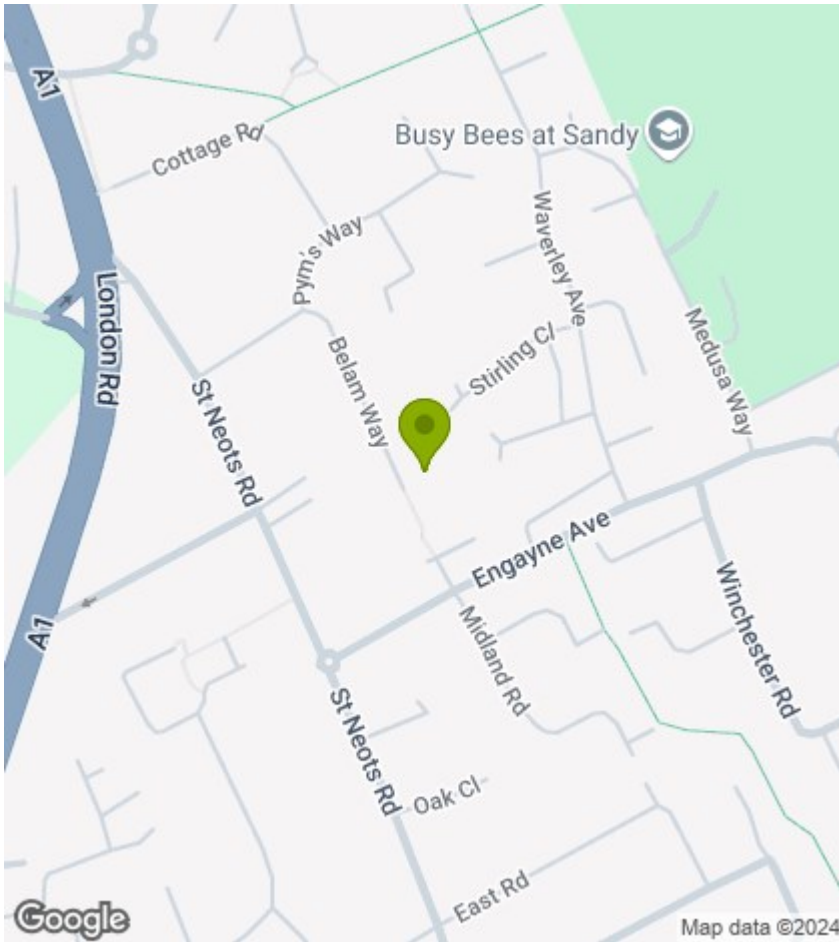
(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not

been checked by the Agents

(iiii) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.





## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2024