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

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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
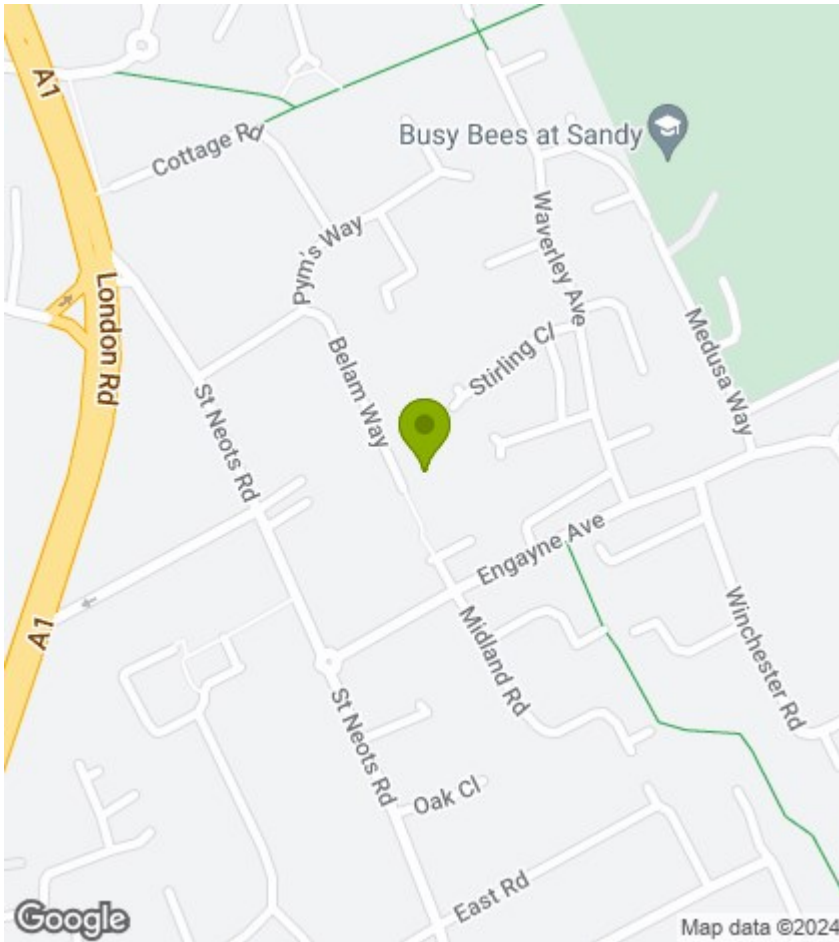12'10" x 7'5"

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

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		
(55-68) D	65	
(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.
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