



Cambridge Road, Sandy

£280,000

- No Chain
- Quiet Location
- Close Proximity to Train Station
- Viewing highly advised
- Large two Bedroom
- Large courtyard garden
- Close Proximity to Town Centre

****CHAIN FREE**** This large two bedroom property is situated on a private road and located within close proximity of the town centre, train station and local amenities, The accommodation consists of Porch, Dining Room, Lounge and Kitchen. Upstairs offers two large bedrooms and bathroom and externally there is a large courtyard to the front with gated access, Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: C



Porch

Dining room

11'7x 12'2

Kitchen

11'4 x 11'0

Lounge

11'7 x 17'2

First Floor

Master bedroom

11'4 x 10'8

Bathroom

Bedroom Two

11'6 x 13'11

Externally

Large courtyard

Agent Disclaimers

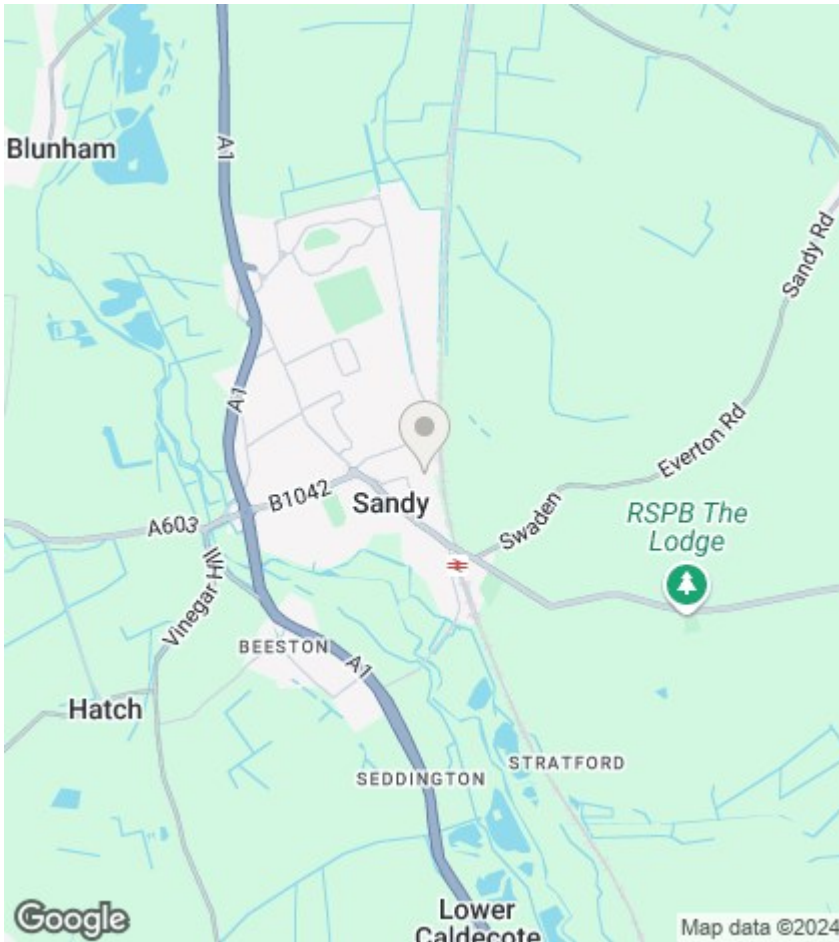
- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(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

(iv) 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

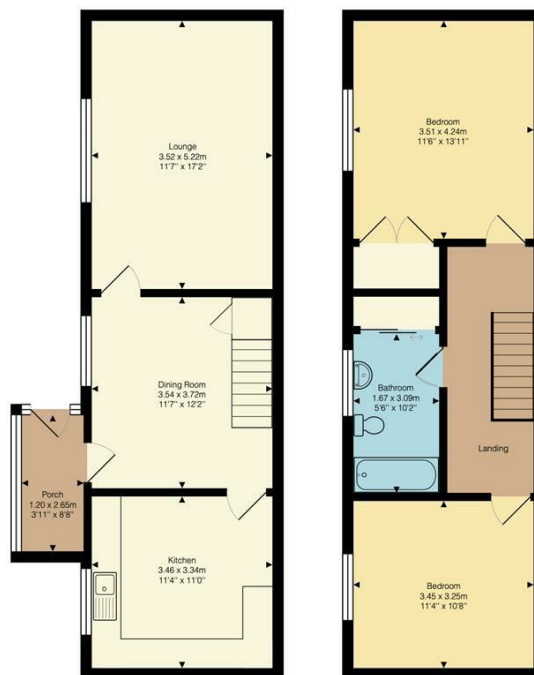
Viewings

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			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Cambridge Road, Sandy, SG19 1JF

Approximate Total Area: 92.2 m² ... 992 ft²

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