



## 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

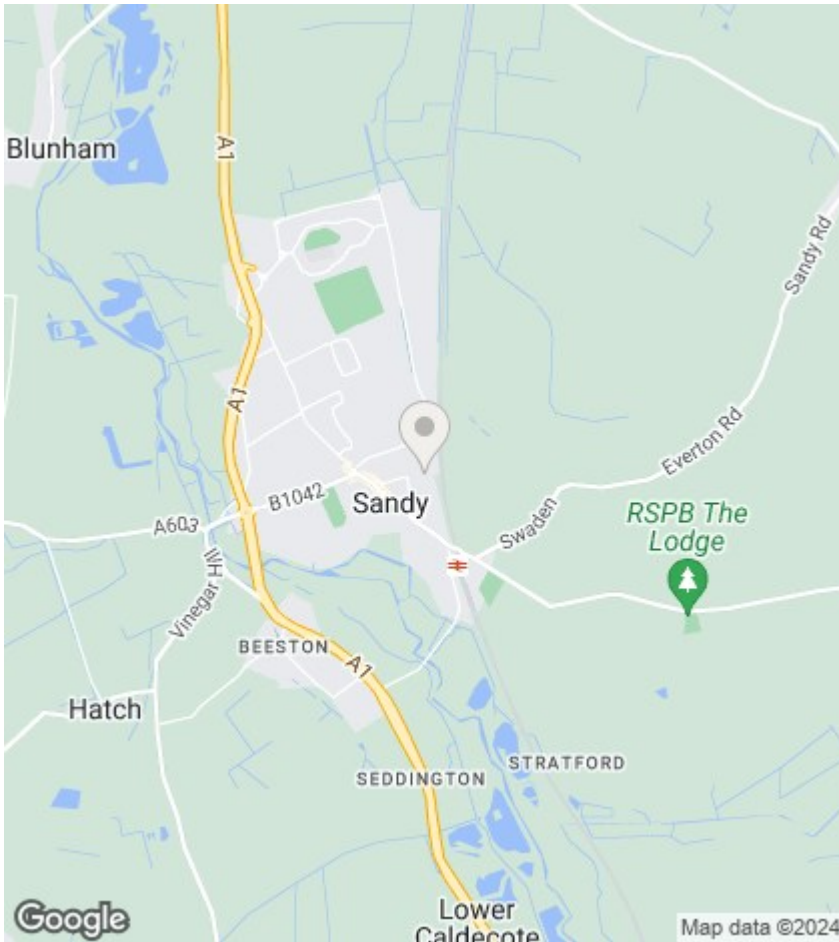
Bathroom

Bedroom Two

11'6 x 13'11

Externally

Large courtyard



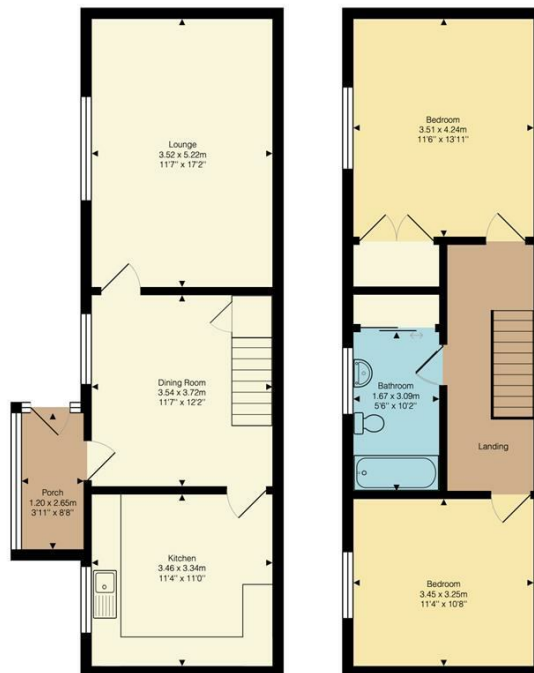
## Directions

## Viewings

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

## EPC Rating:

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



Cambridge Road, Sandy, SG19 1JF

Approximate Total Area: 92.2 m<sup>2</sup> ... 992 ft<sup>2</sup>

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