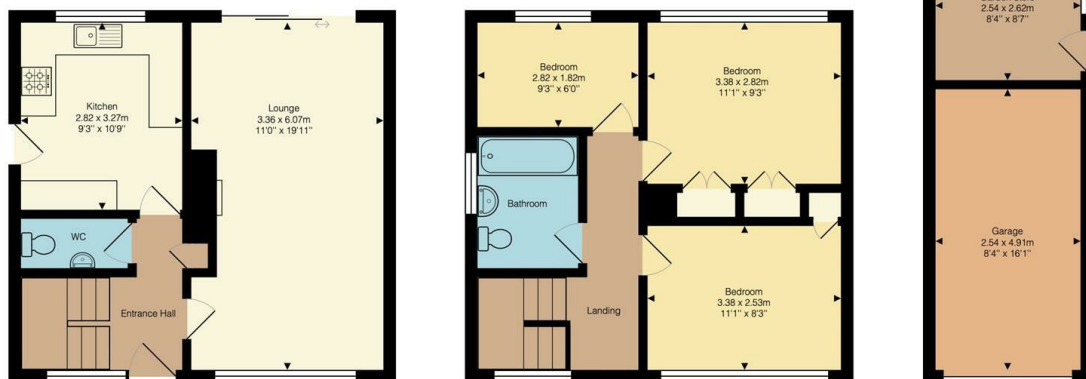




## 22 Girtford Crescent, Sandy, SG19 1HR

£325,000

- NO CHAIN
- Storage/office space to rear of garage with power and light
- Built in appliances
- Ample off road parking
- Popular Location
- Excellent first time buy
- Garage
- WC
- Viewing Highly Advised



Girtford Crescent, Sandy, SG19 1HR

Approximate Total Area: 96.6 m<sup>2</sup> ... 1040 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.



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		EU Directive 2002/91/EC