

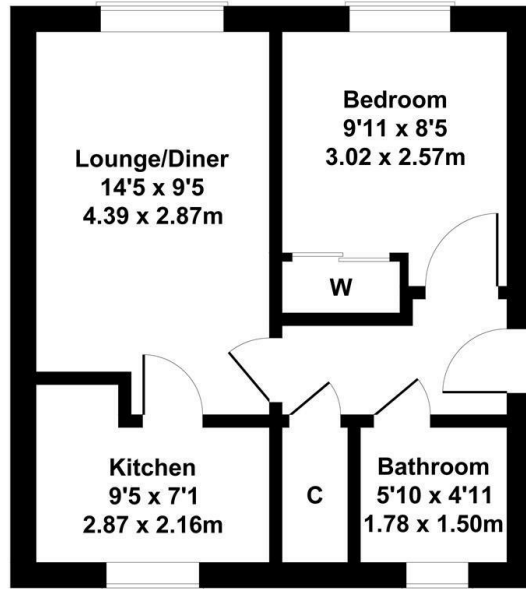


## 17c Waverley Avenue, Sandy, Bedfordshire, SG19 1TQ

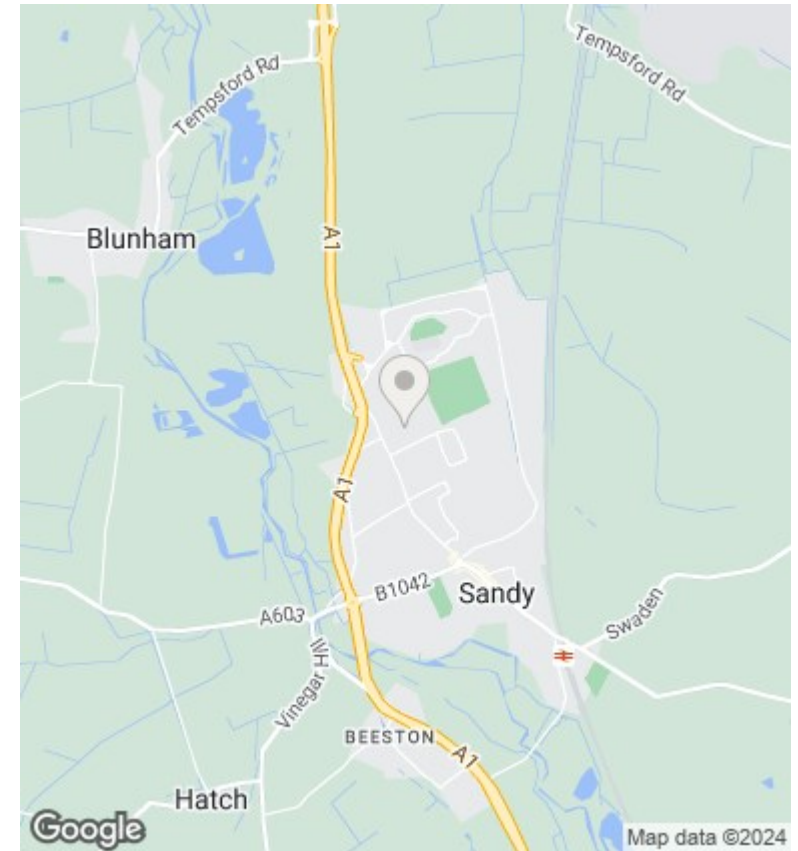
£140,000

- EXCELLENT FIRST TIME BUY OR IDEAL FOR INVESTMENT BUYERS
- Gas radiator central heating
- OVER 5% RETURN
- Off-road parking
- Second floor apartment
- No Chain

Approximate Gross Internal Area  
379 sq ft - 35 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## Directions

## Viewings

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

## Council Tax Band

A

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	