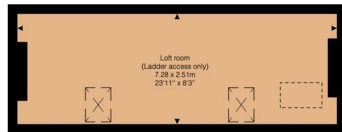




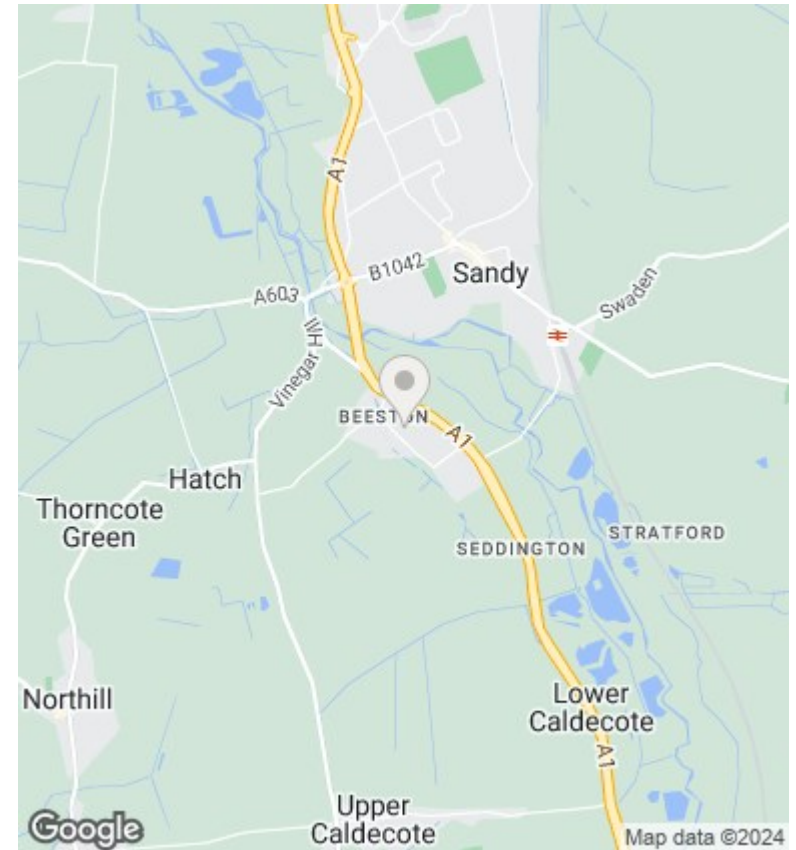
## 18 The Crescent, Beeston, Sandy, SG19 1PQ

Price Guide £325,000

- Three bedrooms
- Extended
- short walk from village green
- Cul de sac location
- Well presented
- Excellent links to A1
- WC
- Village location
- Viewing advised



The Crescent, Beeston, SG19 1PQ  
 Approximate Total Area: 107.8 m<sup>2</sup> ... 1161 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

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(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	