

## Laburnum Road, Sandy

£190,000

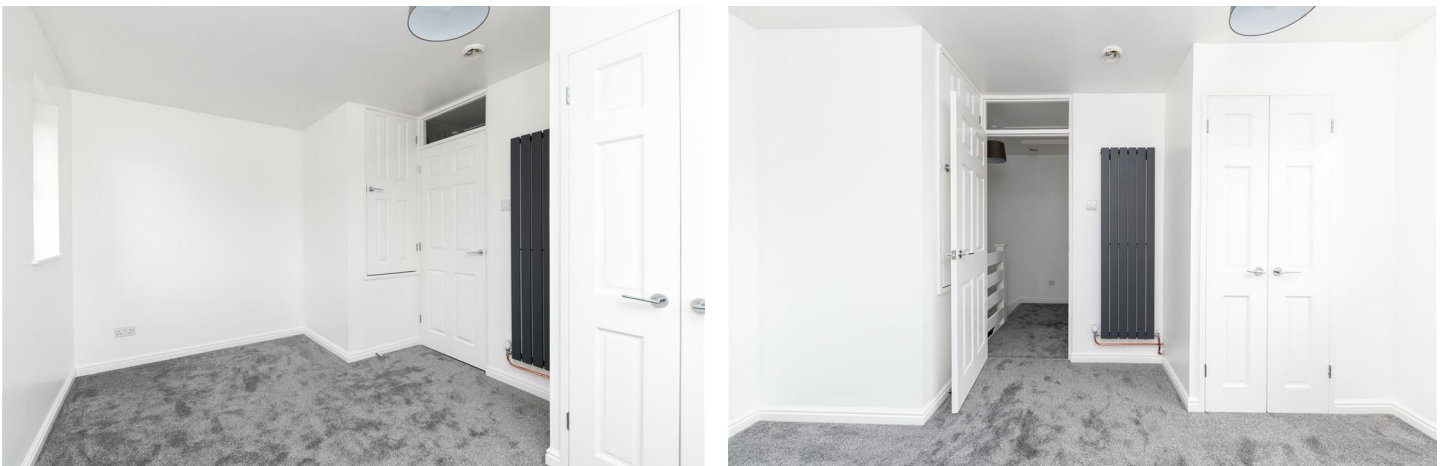
- Chain Free
- Allocated Parking
- Excellent first time buy
- Gas to Radiator Heating
- 999 year lease from 1983
- One Bedroom
- Cul de sac Location
- Over 5% return as Investment
- ground rent is £50 PA and the service charge is £512 PA
- Viewing advised

**\*\*NO CHAIN \*\*** Lane & Browns are proud to offer for sale this one bedroom cluster home with allocated parking space.

Situated within the cul-de-sac of Laburnam Road in Sandy. this property would prove ideal for the investor or first time buyer. Tastefully modernised by the current owner and within close proximity to the town centre and train station, proving also a great choice for commuters too. Viewing is highly advised. via Lane & Browns, selling homes in Sandy and surrounding towns and villages for over 30 years.



Council Tax Band: A



### Lounge/Diner

10'0 x 13'0

### Kitchen

12'9 x 5'2

### First Floor

### Bathroom

### Bedroom

12'9 x 9'3

With storage cupboards and housing new combi boiler

### Externally

### Parking

One allocated parking space to the rear of property

### Service charge & ground rent

the vendor advises ground rent is £50 PA and the service charge is £512 PA

### Agent Disclaimer

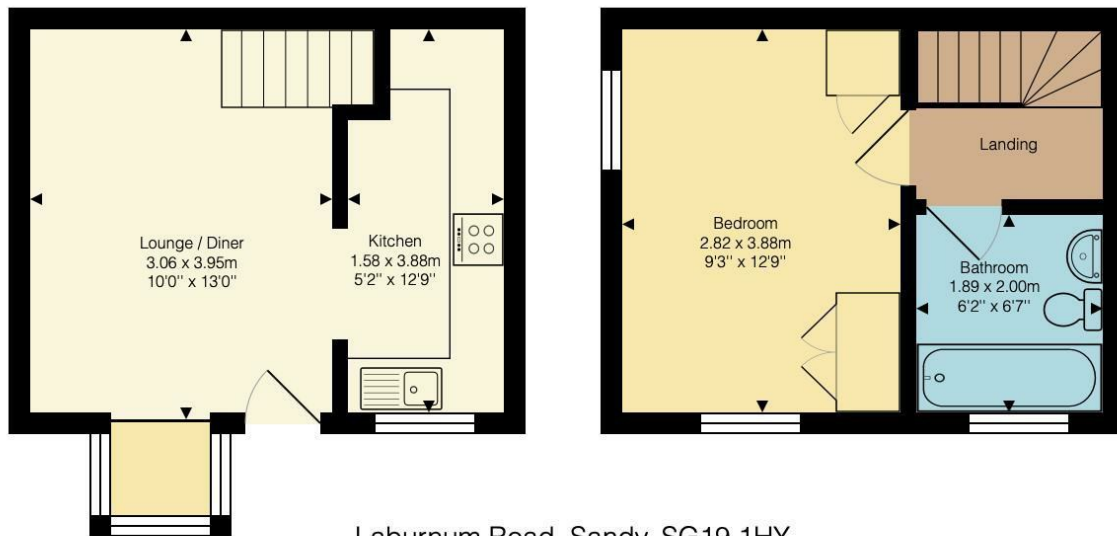
- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(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

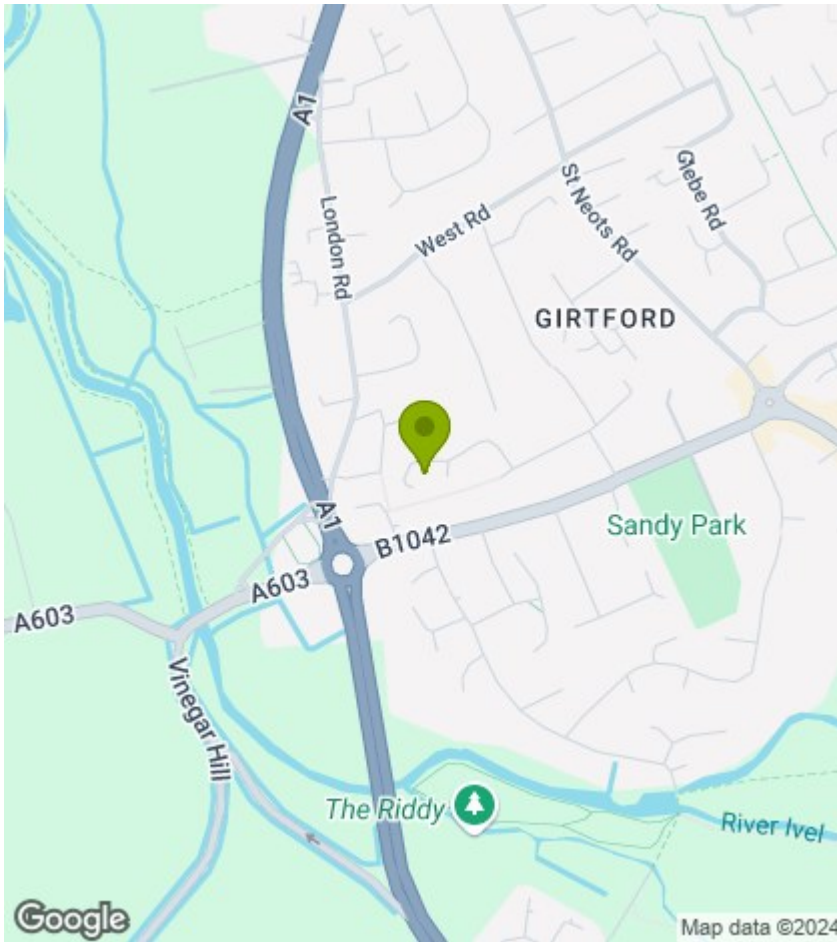
(iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.



Laburnum Road, Sandy, SG19 1HY

Approximate Total Area: 38.6 m<sup>2</sup> ... 415 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.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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 2002/91/EC	