



## 37 Ibbett Lane, Potton, Sandy, SG19 2QU

£285,000

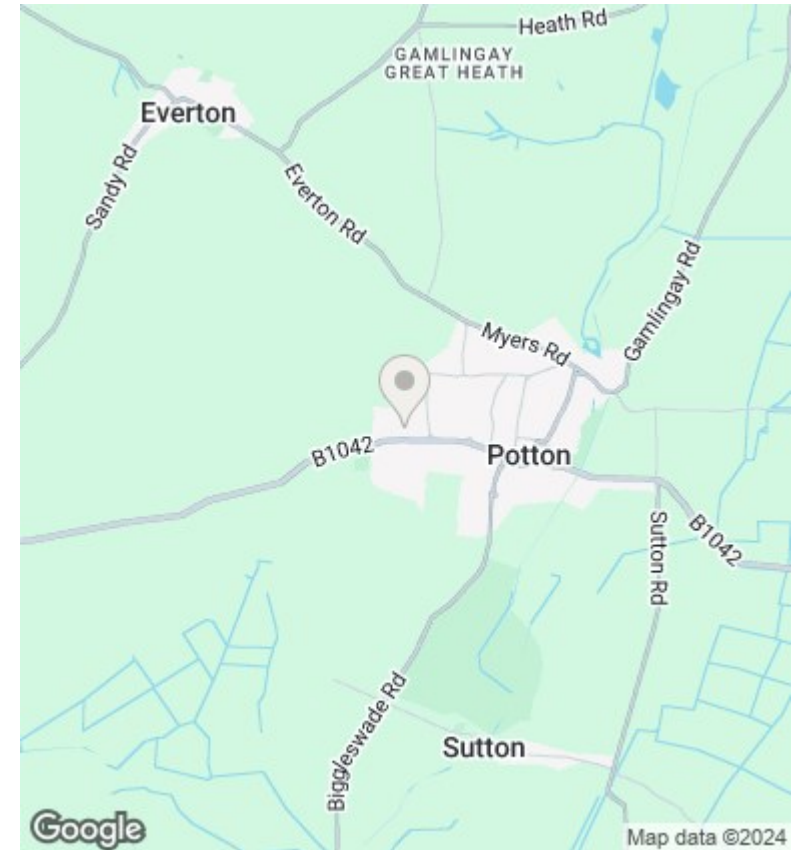
- Chain free
- Two parking spaces
- Private rear garden backing onto fields
- Situated in a private close
- Popular location
- Double glazed
- WC
- Rarely available
- Gas radiator heating
- Within close proximity to market square and amenities



Ibbett Lane, Potton, SG19 2QU

Approximate Total Area: 64.2 m<sup>2</sup> ... 691 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>74</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	