



Kingsley Court, Sandy

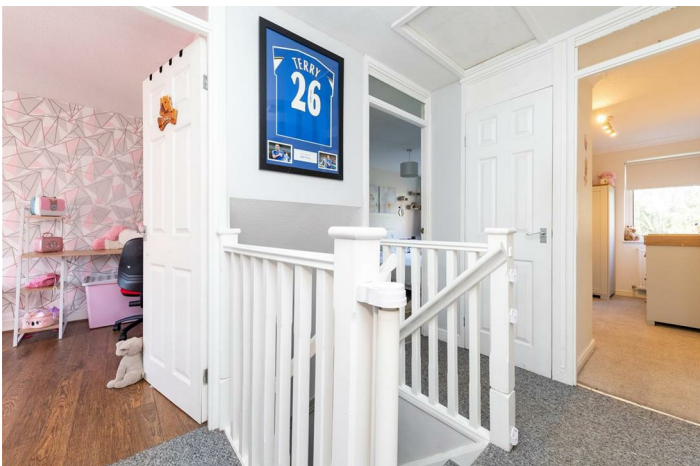
£285,000

- Well Presented Family Home
- Spacious Sitting Room
- Downstairs Cloakroom
- Plumbing for dishwasher
- Reception Lobby
- Fitted Kitchen / Dining Room
- Three Bedrooms
- Enclosed Rear Garden

Well-presented mid terraced family home. Benefitting from reception lobby, spacious sitting room, kitchen/dining room and cloakroom. To the first floor are three bedrooms, two of which are good size doubles and a re-fitted bathroom suite. Externally there is an enclosed rear garden. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding towns and villages for over 30 years.



Council Tax Band: B



RECEPTION LOBBY

SITTING ROOM

14'11 x 14'5

INNER HALLWAY

KITCHEN / DINING ROOM

13'1 x 11'6

REAR HALLWAY

CLOAKROOM

FIRST FLOOR LANDING

MASTER BEDROOM

14'8 x 8'6

BEDROOM

13' 1 x 9'10

BEDROOM

11'0 x 4'11

BATHROOM

EXTERNALLY

REAR GARDEN

Enclosed by timber panel fencing, shed, gated rear access.

FRONT GARDEN

Set behind picket fence, laid to gravel.

Agent Disclaimers

- 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.

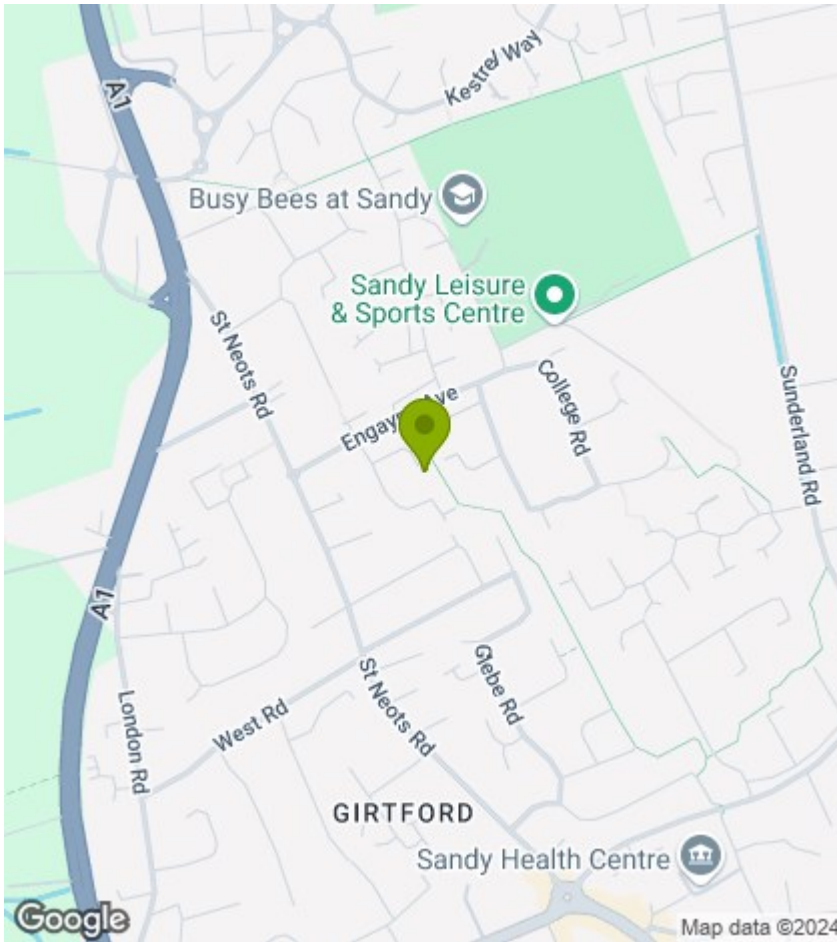
(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(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.





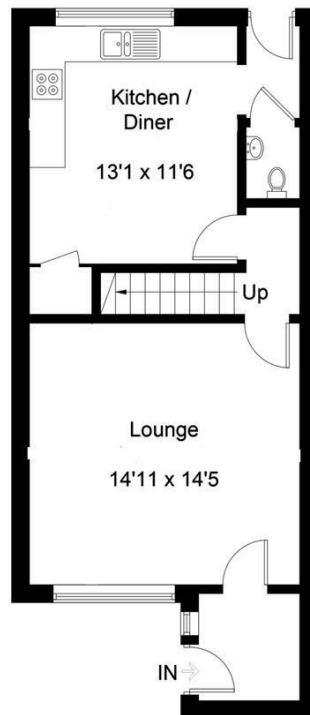
Viewings

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

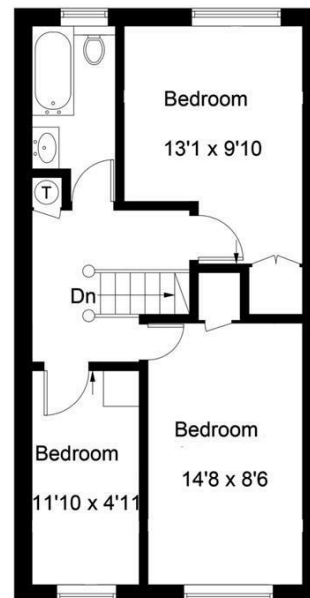
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID?????)