



## St. Neots Road, Sandy

£265,000

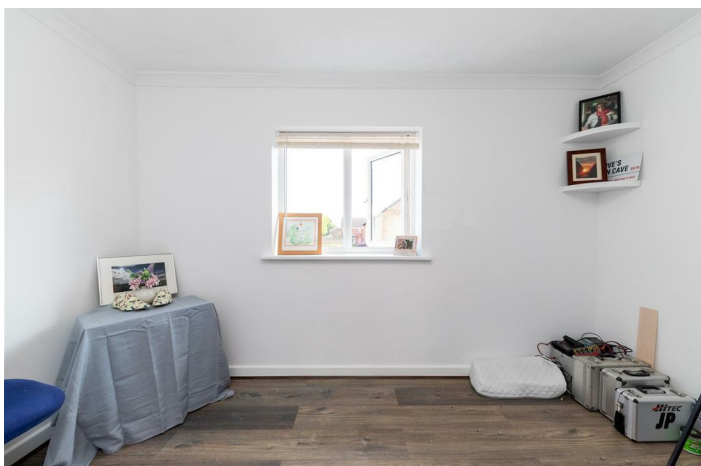
- Ideal First Time/Investment Purchase
- Modern Kitchen/Diner
- Two Double Bedrooms
- Close proximity to Town & Train Station
- Enclosed Rear Garden
- Re-Fitted First Floor Shower Room
- Garage En bloc
- Viewing is highly advised

Located within close proximity of the town centre, train station and local amenities The accommodation consists of a lounge, kitchen/breakfast room, two bedrooms, shower room, enclosed rear garden, and garage en bloc. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years

Sandy has excellent commuter connections by both train and motorway to London and Peterborough. Kings Cross is a 50 min commute by train and a 30 min drive to Cambridge. Locally it is close to the amenities of the market towns of Sandy and Biggleswade and the RSPB Nature Reserve is also found in Sandy



Council Tax Band: B



### Entrance Porch

### Sitting Room

12'5" x 11'1"

### Kitchen/Diner

10'8" (max) x 11'9" (max)

### Landing

access to loft space drop down ladder,  
communicating doors to:

### Bedroom One

9'11" (excluding wardrobe) x 7'7"

### Bedroom Two

11'9" x 7'2"

### Shower Room

### External

#### Front Garden

#### Rear Garden

Enclosed by timber panel fencing. Workshop will be removed by the vendor upon completion of the sale of the property. Gated rear access leading to

#### Garage en bloc

Up and over door





## Directions

## Viewings

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

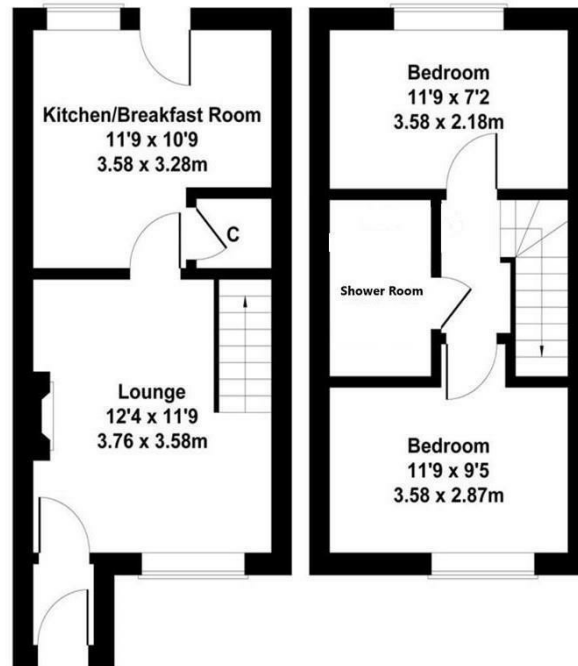
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(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	

## St Neots Road

Approximate Gross Internal Area  
567 sq ft - 53 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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