



## Wesley Road, Sandy

£260,000

- CHAIN FREE
- Garage
- Gas to radiator central heating system
- Three bedrooms
- Cul de sac location
- Viewing is highly advised

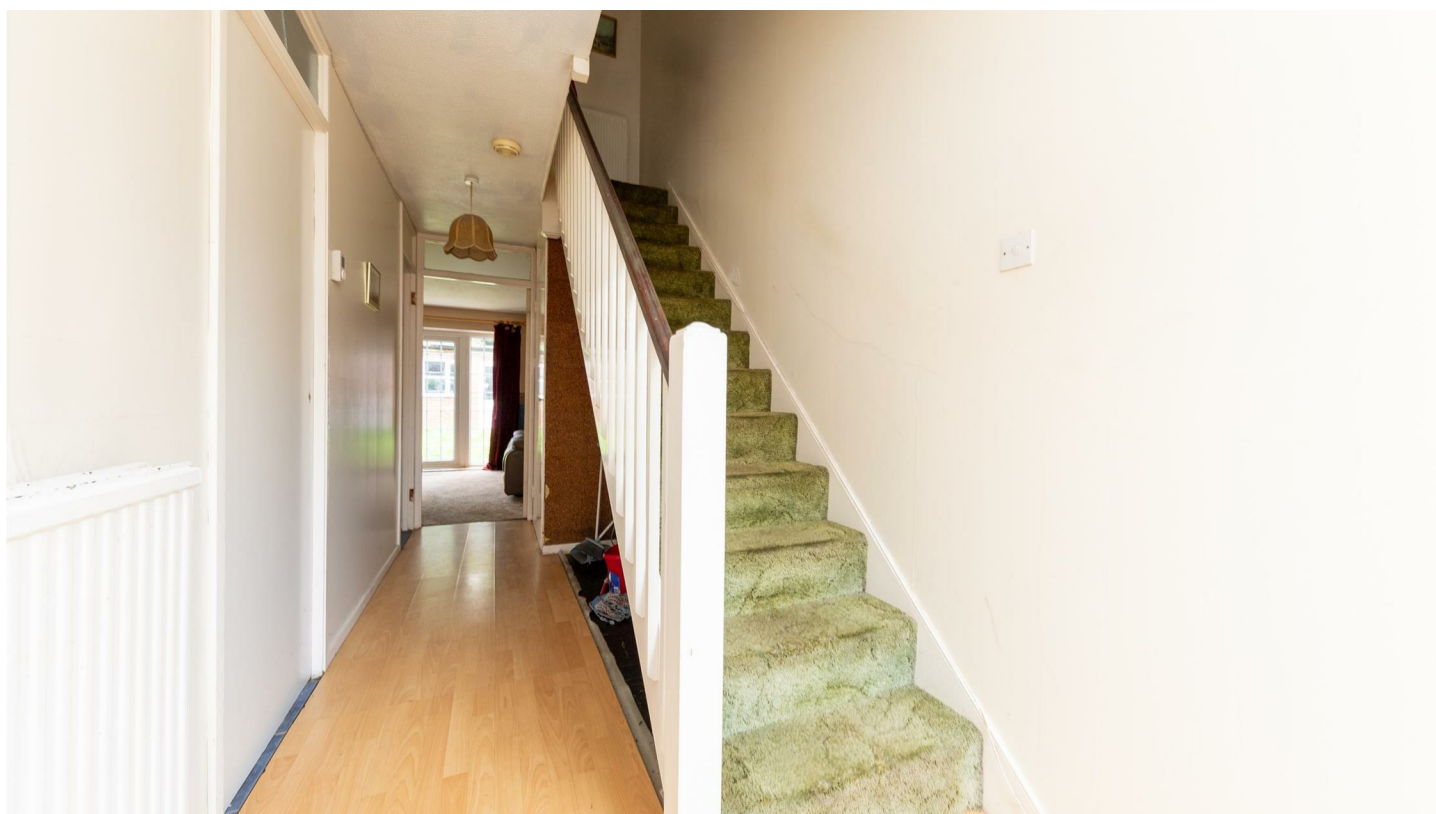
\*\*\*NO CHAIN\*\*\* A spacious three bedroom end of terrace home in close proximity to town center, train station and local amenities.

uPVC double glazing throughout and gas to radiator central heating with combination boiler. Externally, enclosed front garden and fully enclosed rear garden with seperate garage, 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 Hall

Kitchen/Diner

17'5 x 8'7

Lounge

14'7 x 11'9

Landing

Storage Cupboard doors leading to

Master Bedroom

16'1 x 8'6

Built in storage

Bedroom Two

11'9 x 6'3

Bedroom Three

12'6 x 5 '10

Separate WC

Bathroom

Externally

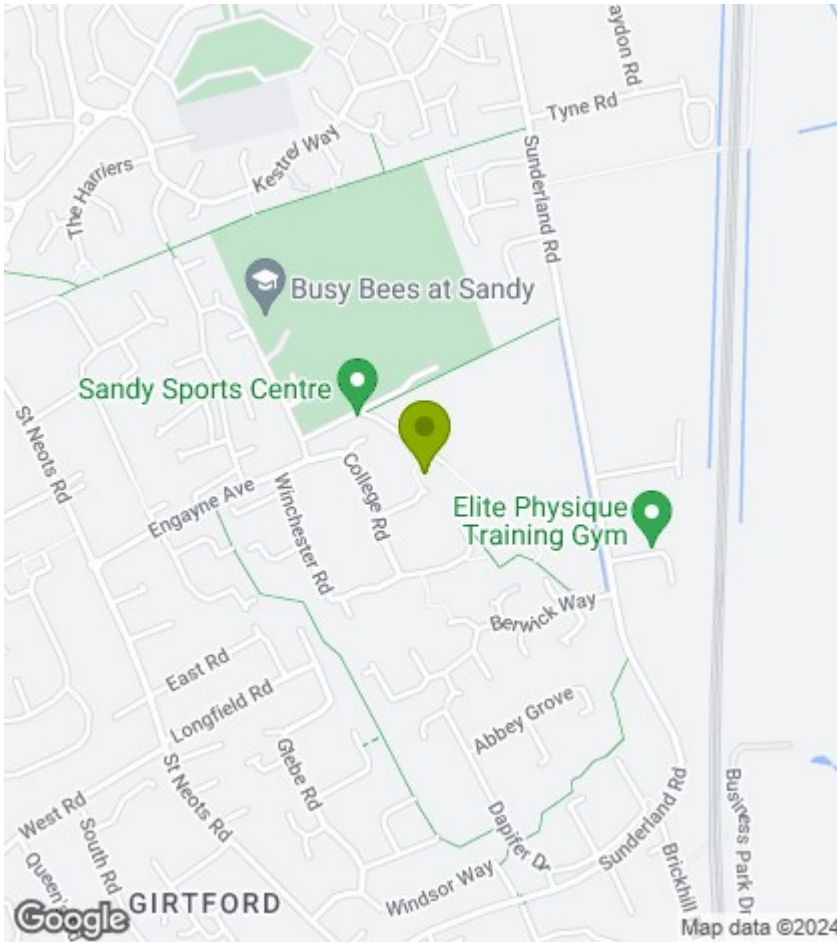
Rear Garden

Patio area, mainly laid to lawn access into garage

Garage

Up and over door with access into garden





## Directions

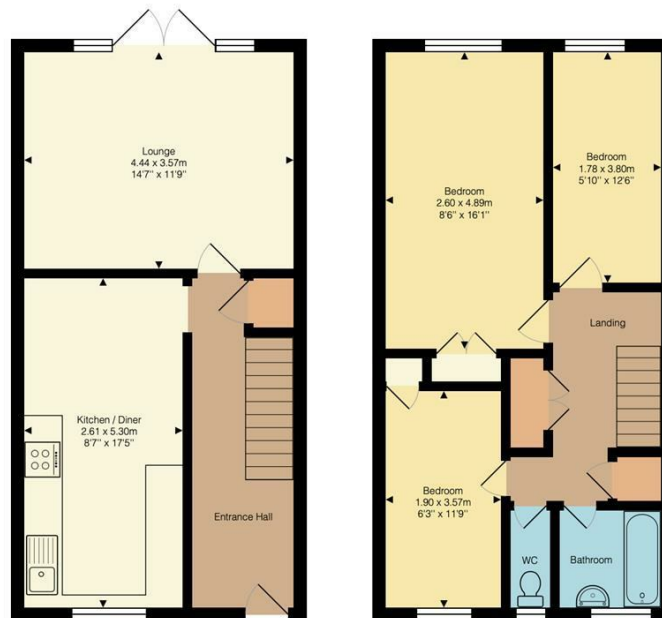
## Viewings

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) A			
(81-91) B			
(69-80) C			74
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wesley Road, Sandy, SG19 1RL

Approximate Total Area: 82.3 m<sup>2</sup> ... 885 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.