









# Belam Way, Sandy

# Price Guide £250,000

- No Upper Chain
- Spacious 12' x 12' Lounge
- Fitted Kitchen
- Utility/Store Room
- Generous Enclosed Rear Garden

- Three Double Bedrooms
- Separate Dining Room
- uPVC double glazed, brick based conservatory
- Front Garden

\*\*GUIDE PRICE £250,000-£260,000\*\* We are delighted to offer for sale this spacious and versatile three double bedroom home. The property is situated in a quiet, sought after, no-through road and is offered with no upper chain. The property boasts generous accommodation with two large reception rooms and three double bedrooms. Externally this home benefits from an established enclosed front garden and fully enclosed generous rear garden.

Other benefits include double uPVC double glazing throughout, gas central heating and no upper chain. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years









Council Tax Band: B







#### **Entrance Hall**

Lounge

12'9" x 12'2"

Kitchen

11'5" x 7'1"

Dining Room 11'5" x 11'

Conservatory

13'5" x 9'9"

**Utility/Store Room** 

6'4" x 6'4"

First Floor

Master Bedroom

11'6" x 8'1"

**Bedroom Two** 

11' x 9'8"

**Bedroom Three** 

12'10" x 7'5"

Bathroom

Separate WC

### Externally

Front - Enclosed very established front garden with beautiful magnolia tree, pathway to entrance door

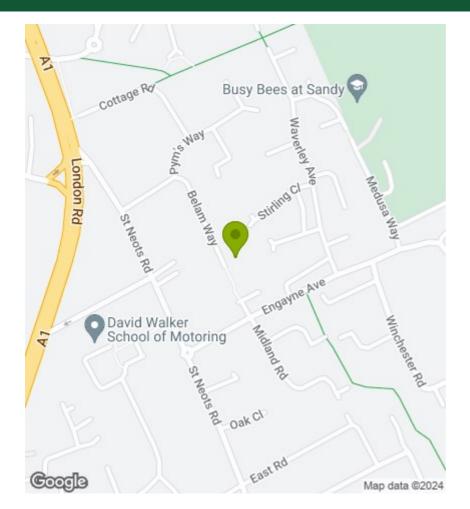
#### Rear Garden

Generous sized rear garden enclosed by timber fence









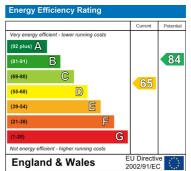
### **Directions**

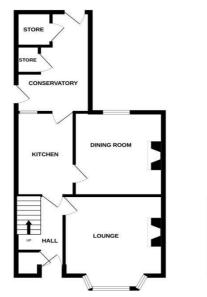
## Viewings

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

## **EPC** Rating:

D







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of obors, windows, rooms and any other terms are approximate and no responsibility to taken for any error, onession or men-statement. This plan is for illustrately purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as the property of the property of the property of efficiency can be given.