



## Church Road Everton Sandy

£325,000

- CHAIN FREE
- End of terrace
- Rare to market
- Highly desirable village
- Viewing highly advised
- Three bedrooms
- Refurbishment required
- Off road parking
- Period property

""NO CHAIN"" Situated in the highly desirable village of Everton, is this three bedroom end of terrace cottage in need of refurbishment. This rare opportunity benefits from off-road parking to the rear and stands on a pleasant plot.

Everton is a small village on the Bedfordshire/Cambridgeshire border north east of the market town Sandy. Locally the village has a pub, church, a recreation ground and primary school rated outstanding by Ofsted. There is also a farm shop that is open weekends selling fresh, locally produced vegetables.

Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: C



## Ground Floor

### Entrance Hall

### Lounge

9'11" x 12'3"

### Dining Room

10'4" x 12'2"

### Kitchen

9'9" x 9'6"

### Bathroom

## First Floor

### Bedroom

10' x 13'

### Bedroom

10'6" x 10'9"

### Bedroom

9'10" x 10'11"

### Externally

### Driveway

Access to rear providing off road parking for one car

## Rear Garden

Pleasant rear garden with mature shrubs and borders

## 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.

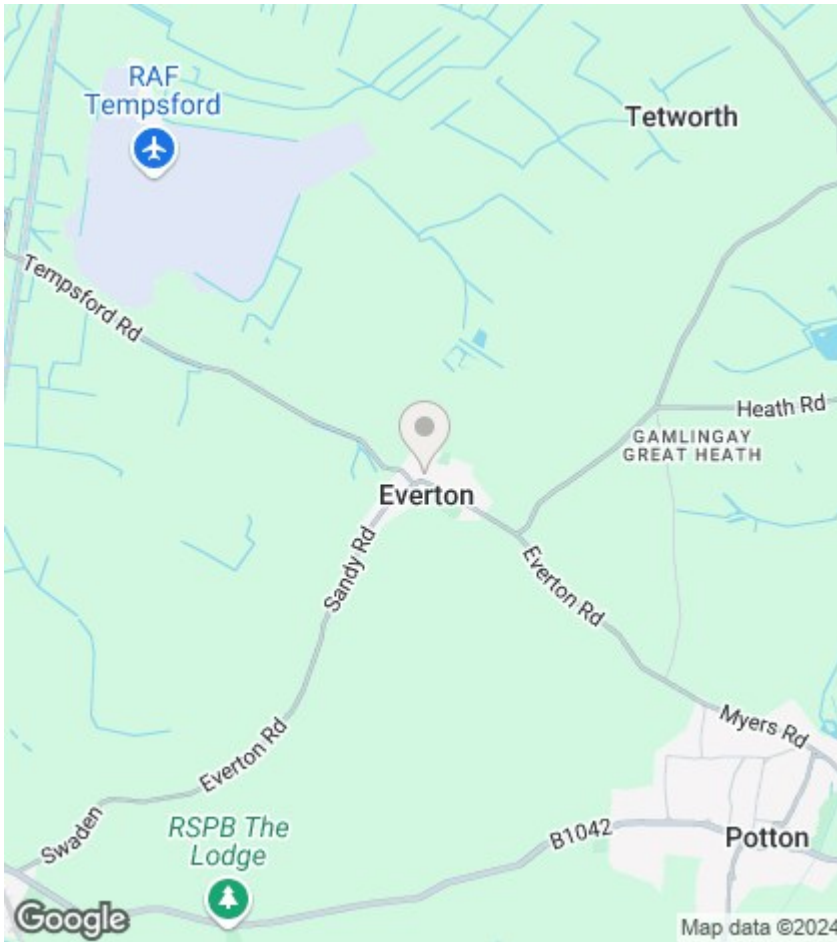
(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(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.





## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

