

Engayne Avenue, Sandy

Asking Price £300,000

- Excellent first time buy
- Semi-detached
- Kitchen/Diner
- A short distance from town centre and mainline train station,
- Off-road parking for 2 cars
- WC
- Two Bedrooms
- Garden
- Viewing is highly advised

Situated on a small development of just four properties, is this two bedroom semi-detached house with off-road parking for two cars. The property comprises, entrance hall, lounge, kitchen/diner with several built in appliances, WC, two bedrooms and a bathroom. Externally there is an enclosed rear garden with shed and patio. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.

 2  1  1  B

Council Tax Band: C



Ground Floor

Lounge

15'0" x 9'10"

Kitchen

11'2" x 10'11"

First Floor

Bedroom

15'0" x 9'0"

Bedroom

15'0" x 5'7"

Bathroom

External

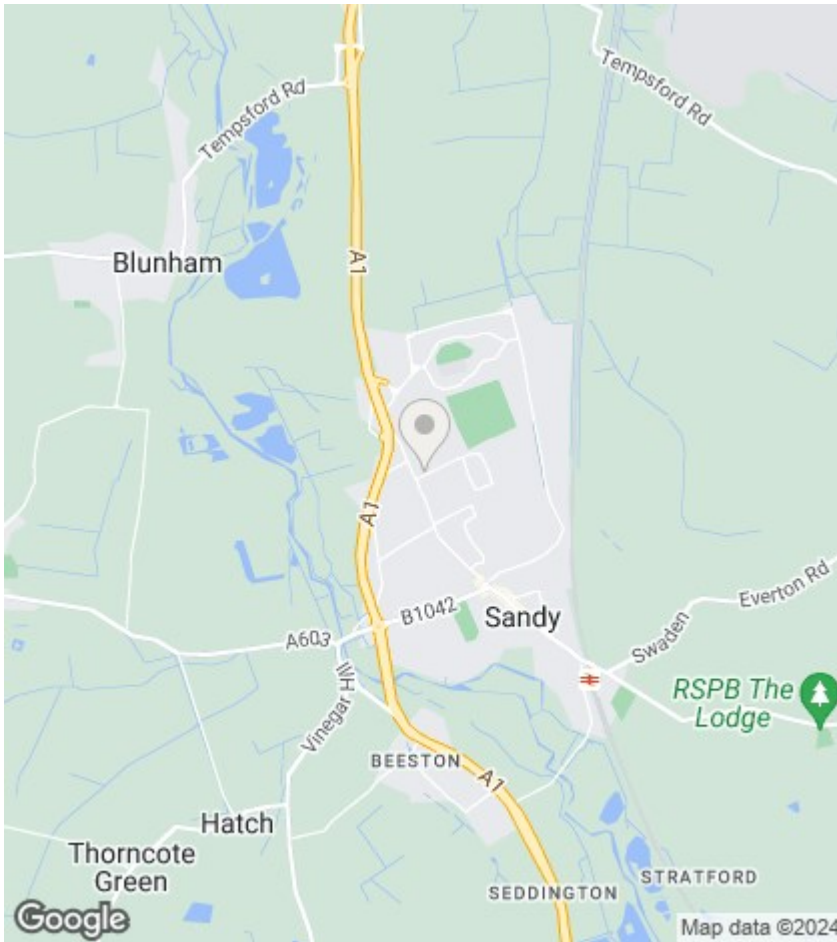
Front garden & driveway

Shingled path and driveway with off-road parking for up to two cars.

Rear garden

Enclosed by timber fence, gated side access, mainly laid to lawn with patio area





Directions

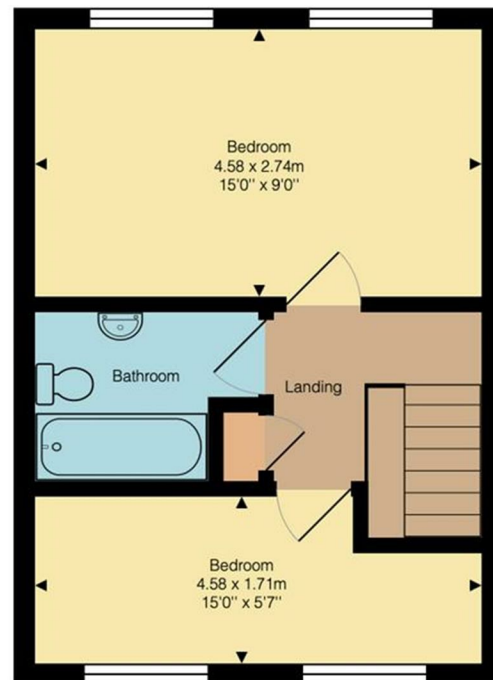
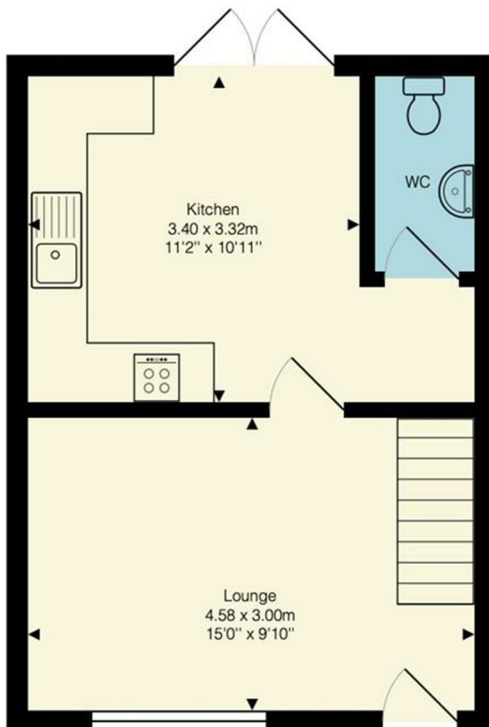
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Engayne Avenue, Sandy, SG19 1BN

Approximate Total Area: 59.5 m² ... 641 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.