



Newton Way, Sandy

£315,000

- Extended
- Garage
- Well presented
- Excellent first time buy
- Viewing advised
- Three bedroom
- WC
- Close proximity to town & train station
- Rarely amiable

This extended three bedroom family home situated less than a mile from the train station, in a sought after location, close to the town Centre. The ground floor comprises of a hallway, WC, lounge, separate dining room /family room to the rear with patio doors overlooking the rear garden and a kitchen. Upstairs presents an open landing area, a generously sized master bedroom, a well-presented double bedroom, a good size single room and a family bathroom. Externally there is a private rear garden with a garage and parking to the front of the property. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: B



Ground Floor

Entrance Hall

WC

Lounge

11'9" x 21'6"

Dining Room/ Family Room

20'4" x 8'1"

Kitchen

9'7" x 12'3"

First Floor

Bedroom

11'9" x 10'8"

Bedroom

9'11" x 12'3"

Bedroom

7'2" x 10'4"

Bathroom

9'4" x 5'7"

External

Rear garden

Enclosed by timber fence gated rear access

Garage

Situated at the front of the property with up and over door

Agent Disclaimer

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.

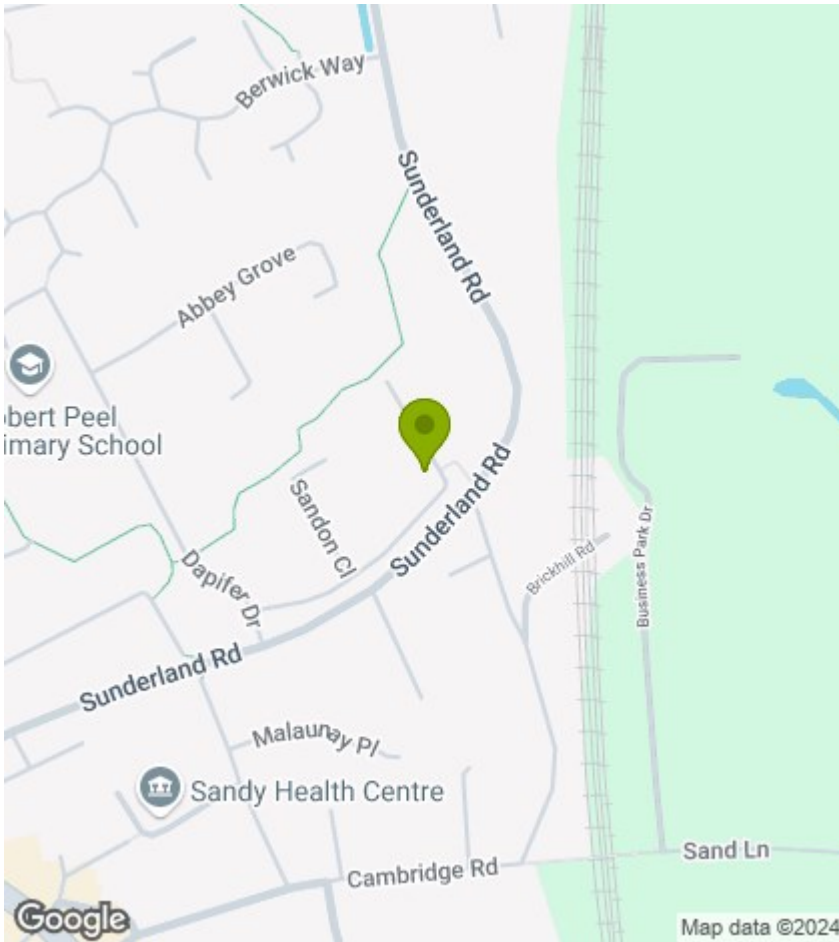
(iii) In accordance with the consumer protection from unfair trading regulations, please note that the

working condition of these services, or kitchen appliances has not been checked by the Agents

(iiii) 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

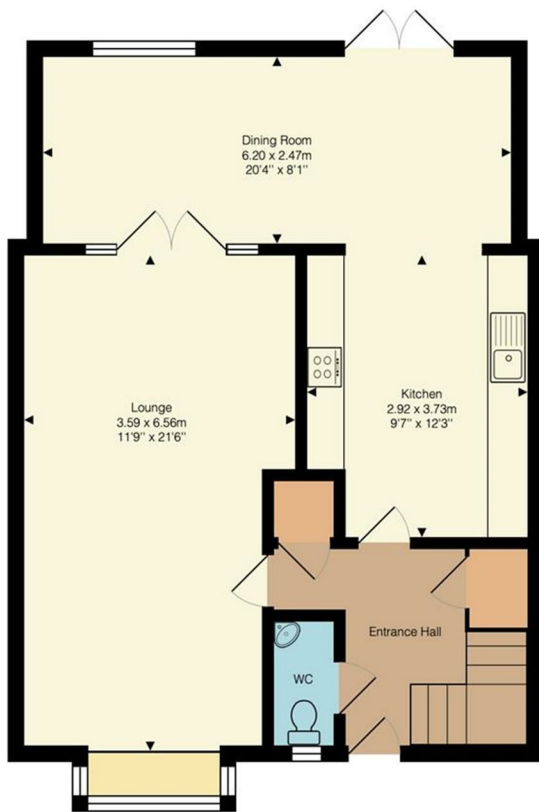
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	



Newton Way, Sandy, SG19 1QX

Approximate Total Area: 104.7 m² ... 1127 ft²

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

