



**8 Manor Drive, Sawtry**  
**£245,000**

 **Oliver James**  
Property Sales & Lettings





## 8 Manor Drive

Sawtry, Huntingdon

An established semi-detached chalet style home with lovely south / westerly facing rear garden and driveway parking for three vehicles.

No chain.

Council Tax band: B

Tenure: Freehold

- Semi-detached chalet style home.
- Two double bedrooms.
- The Gross Internal Floor Area is approximately 749 sq/ft / 69 sq/metres.
- Single garaging.
- Good size south / westerly facing rear garden.
- Ideally located in a cul-de-sac location.
- Situated within walking distance of local amenities, schooling and shops.
- Easy and quick access onto the A1 road network.
- The Property is sold with no forward chain.
- EPC: D.







## INTRODUCTION

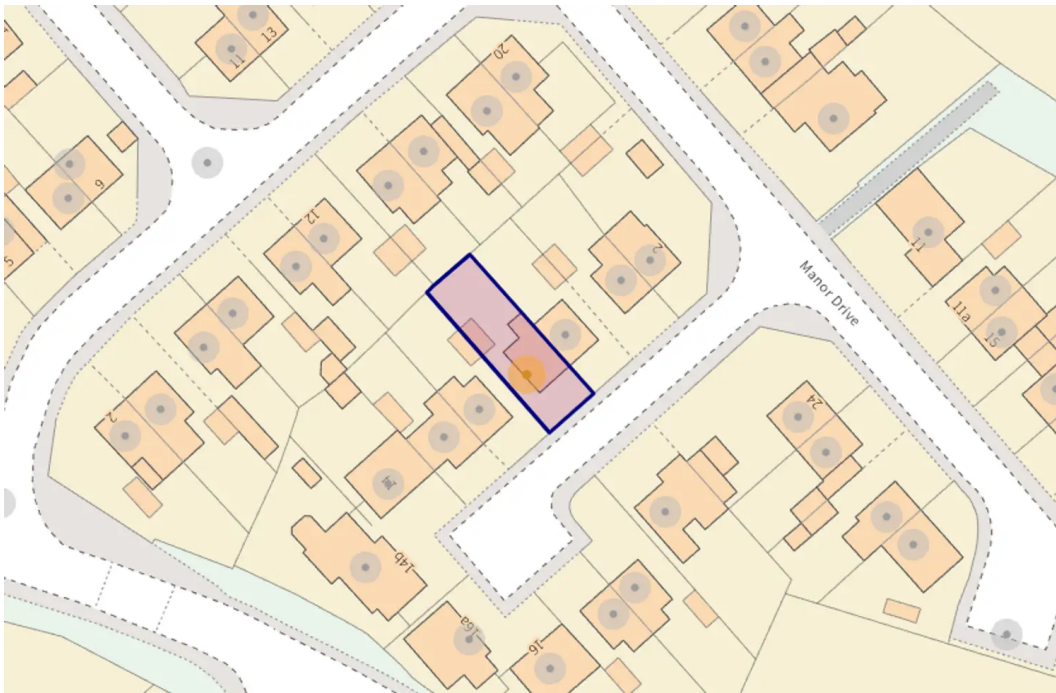
The property benefits from hard standing block paved driveway to the front and side for multiple vehicles. The entrance hall has under stair storage and leads through into the kitchen which is well fitted with a range of cupboard units with views over the rear garden. The living / dining room is dual aspect with plenty of space and opens into the extended conservatory. Upstairs are two double bedrooms, the principal of which has fitted storage. There is also a family bathroom which is neutrally fitted with a three piece suite. The rear garden is a nice size with space for a vegetable or flower garden with a single garage to the side.


## LOCATION

Home to approximately 6000 people Sawtry is ideally located halfway between Huntingdon and the city of Peterborough with easy and quick access to the A1 and A14 road networks. Also situated within Huntingdon is the Train Station which provided a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes. Located within Sawtry itself are many local amenities including a primary and secondary school, a leisure centre with a swimming pool and a variety of independent shops as well as a Co-op supermarket.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
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