



7 Elm Way, Sawtry
£250,000

 **Oliver James**
Property Sales & Lettings



7 Elm Way

Sawtry, Huntingdon

A lovely end terrace home with two reception rooms, three good sized bedrooms and south-east facing garden.

Council Tax band: B

Tenure: Freehold

- End-of-terrace home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 823 sq.ft. / 76 sq.metres.
- Two reception rooms.
- Ideally located within walking of local primary and secondary schooling.
- Pleasant, south-easterly, facing rear garden.
- Three good size bedrooms.
- Driveway parking to the front.
- Quick and easy to the A1 road network.
- EPC: TBC.





INTRODUCTION

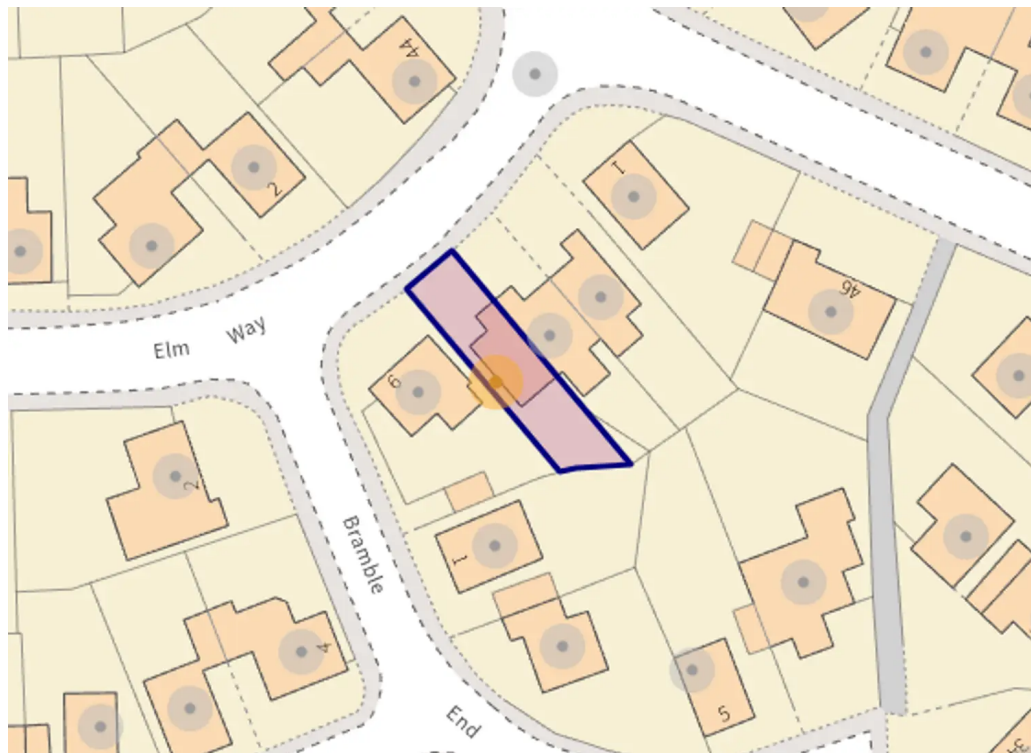
Ideally tucked away within a cul-de-sac location the property has driveway parking to the front and a south-east facing rear garden. The garage has been converted into a dining room allowing for a large table with a window to the front. The kitchen is fitted with a range of cupboard units and a smart butchers block effect worksurface with a large pantry under/stair cupboard. The living room is a sunny room benefiting from the south east facing rear orientation and is spacious with French doors to the rear garden. Upstairs a real feature of the property is the three good size bedrooms and family bathroom with neutrally tiled surrounds and bath with shower over.

EPC Rating: D

LOCATION

Sawtry is a lovely village in Cambridgeshire. It lies approximately 8 miles North of Huntingdon which has fast train lines to London in just 50 minutes. With a population of just over 6500, you can expect a friendly community feel, with plenty of amenities on your doorstep. The village also has a number of good schools, a selection of clubs and plenty of glorious spots for people of the great outdoors to explore, Hammerton Zoo is approximately 4 miles up the road. The village itself has a doctors, dentist, barber shop and two hairdressers as well as two good pubs. For eating, it has a Rumbles fish and chip bar, Wok U like Chinese takeaway and Kebab shop. There is also a co-op, boots, post office and a selection of little shops and not forgetting the local garage for fuel and PMV motors for any vehicle maintenance you may require.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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