



6 Bramble End, Sawtry
£345,000

 **Oliver James**
Property Sales & Lettings



6 Bramble End

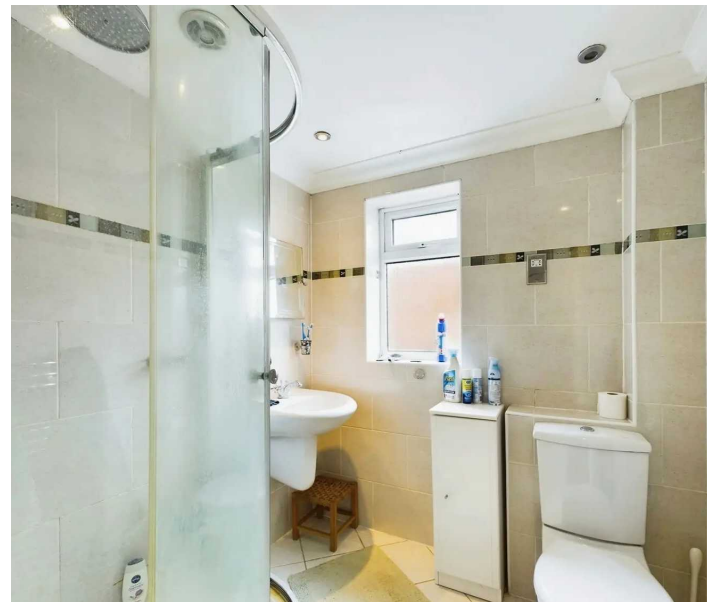
Sawtry, Huntingdon

A family home tucked away in a cul-de-sac location close to local schooling with single garaging. Offered with the benefit of no forward chain.

Council Tax band: D

Tenure: Freehold

- Detached family home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1049 sq.ft. / 97 sq.metres.
- Potential for improvement and extension, subject to consent.
- Single garage.
- Driveway parking for two vehicles.
- Situated within walking distance of local amenities and schooling.
- Easy and quick access onto the A1 road network.
- The Property is sold with no forward chain.
- EPC: C.





INTRODUCTION

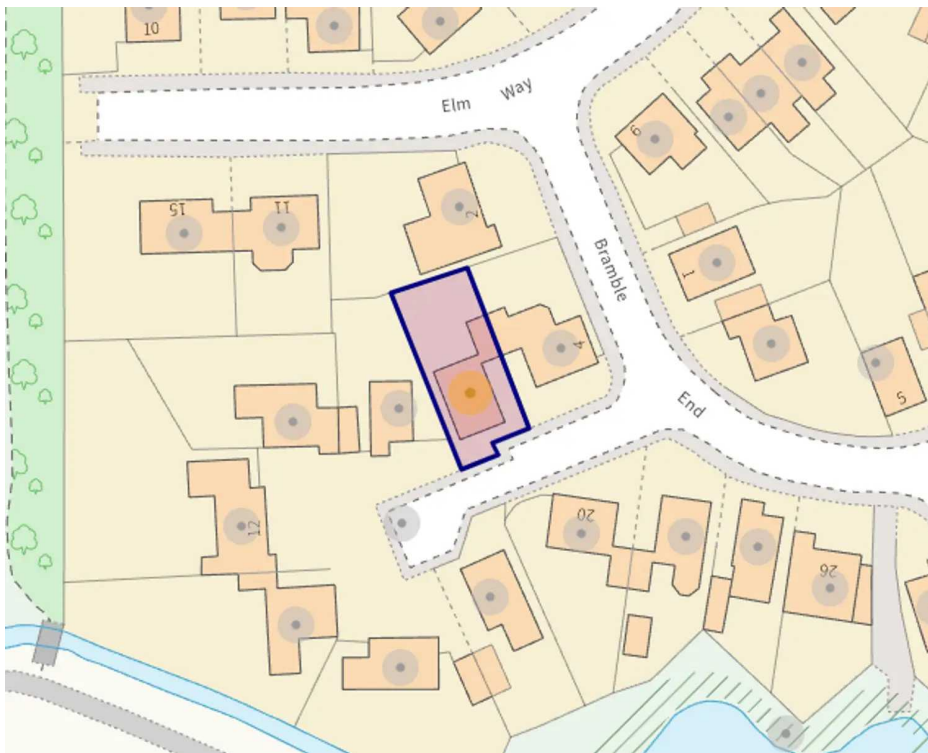
This four bedroom family is ideally tucked away towards the end of a quiet cul-de-sac with a driveway to the side for two vehicles. The two reception rooms downstairs are spacious, ideal for family life, with the kitchen fitted with a range of cupboard units with views over the rear garden. Upstairs are four well proportioned bedrooms as well as a shower room. Some similar homes in the locality have extended or created an en-suite, subject to the relevant consent.

EPC Rating: C

LOCATION

Sawtry is a desirable village situated between Peterborough and Huntingdon both with mainline stations to London in less than an hour. Road links via the recently upgraded A1M and A14 with Cambridge now within a 30 minute drive. These excellent transport links are complemented by a wealth of amenities including a Co-op supermarket, independent shops and takeaways including an artisan butchers, Post Office and sandwich shop, 2 public houses, working mens club, leisure centre and garage/petrol station. The village also boasts a Doctors surgery, Boots chemist, Dental practice and schooling from nursery through to sixth form.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	65	79
England, Scotland & Wales EU Directive 2002/91/EC 		

