



10 Hatfield Road, Sawtry  
£259,995

 **Oliver James**  
Property Sales & Lettings





## 10 Hatfield Road

Sawtry, Huntingdon

A spacious semi-detached home with single garaging, plenty of driveway parking and sunny south / west facing rear garden. Offered with the benefit of no forward chain.

Council Tax band: B

Tenure: Freehold

- Semi-detached home.
- Two double bedrooms.
- The Gross Internal Floor Area is approximately
- South / west facing garden to the rear.
- Contemporary four piece suite bathroom and downstairs cloakroom.
- Two reception rooms.
- Gravelled driveway to the front.
- Walking distance to local shops, bus stops and doctors surgery.
- Single garage.
- EPC: D.







## INTRODUCTION

The property is approached via a gravelled driveway providing vehicular parking and access to the single garage which is set back from the property with an up and over door to the front. The hallway is welcoming providing access to the accommodation downstairs and a staircase to the first floor landing which has a vaulted ceiling. The two reception rooms are well proportioned with the dining room providing access to the extended conservatory which overlooks the south / west facing rear garden. The kitchen is fitted with an array of contemporary units with side access to the driveway, ideal for bringing shopping in from the car. Upstairs there are two double bedrooms with the principal bedroom benefiting from fitted wardrobe space with a well appointed bathroom with separate bath and shower enclosure. Ideally located within walking distance of local shops, schools, doctors surgery and amenities the property presents an opportunity for first time buyers, young families or downsizers.

**EPC Rating: D**

## 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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>86</b>
(69-80)	<b>C</b>		
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