



Rockingham Road, Sawtry Huntingdon PE28 5SQ

welcome to

Rockingham Road, Sawtry Huntingdon

A well presented bungalow, set in a pleasant location in this sought after Village location. This home is offered for sale with no onward chain & enjoys especially pleasing views to the rear and must be viewed to appreciate. Sawtry is set just off the A1M & offers excellent road links to the A14 etc with main line rail links from nearby Huntingdon or Peterborough. Local amenities include schooling, shopping & leisure facilities.



Entrance Hall

Radiator, access to the loft, doors to:

Lounge Diner

16' 11" x 11' 2" (5.16m x 3.40m)

Window to the front, radiator, electric fire place.

Kitchen

9' 10" x 8' 9" (3.00m x 2.67m)

Windows to the side & rear, door to the rear. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted oven & hob, fridge freezer & washing machine, radiator.

Bedroom 1

11' 1" x 12' 1" (3.38m x 3.68m)

Window to the rear, radiator.

Bedroom 2

9' 11" x 10' 2" (3.02m x 3.10m)

Window to the front, radiator.

Shower Room

Frosted window to the side, close coupled wc, hand wash basin set into vanity unit, shower cubicle, radiator.

Outside The Property

The front garden is laid to lawn with the driveway extending alongside the property.

The pleasant rear garden is laid largely to lawn with established borders along with a hard standing seating area. The garden backs onto fields to the rear.



view this property online williamhbrown.co.uk/Property/YXZ109335



welcome to

Rockingham Road, Sawtry Huntingdon

- entrance hall
- lounge diner
- two bedrooms
- shower room
- gardens, driveway
- no onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109335



Property Ref:
YXZ109335 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk