

for sale

£200,000 Freehold



Stanch Hill Road Sawtry Huntingdon PE28 5XG

Located in the sought after village of Sawtry, this 2 bedroom house is an ideal first time purchase or a great investment opportunity. Offering a generous sized lounge and a good sized garden with field views, viewings of this property are recommended. Call 01733 229483 for more information.

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Property Details

Entrance Porch

With laminate flooring, recess spot lights, textured ceiling and plumbing for washing machine. Door leading to the lounge.

Lounge 11' 9" x 9' 7" (3.58m x 2.92m)

With laminate flooring, textured ceiling, tv point, radiator and a window to the rear.

Kitchen 12' 4" x 6' 9" (3.76m x 2.06m)

With a range of wall and base units with worktop over and tiled splashback, sink and drainer, gas cooker point, extractor fan, space for fridge freezer and two plumbing spaces. Smooth ceiling, lino flooring, radiator, understairs storage cupboard and a window to the side.

First Floor Landing

With carpet, radiator, access to loft, airing cupboard and doors to bedrooms and bathroom.

Bedroom One 11' 10" x 8' 7" (3.61m x 2.62m)

With carpet, radiator, textured ceiling and a window to the rear.

Bedroom Two 8' 5" x 6' 9" (2.57m x 2.06m)

With carpet, radiator, textured ceiling and a window to the rear.

Bathroom

Part tiled with w/c, sink with tiled splashback, bath with shower over and heated towel rail. Lino flooring, textured ceiling, shaver point and a frosted window to the side.

External

With wrap around garden to front and side comprising lawn, path and timber shed. Allocated parking to the front.





To view this property please contact Connells on

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10 Stewartby Avenue Hampton Vale
PETERBOROUGH PE7 8NJ

Tenure: Freehold

EPC Rating: D

Property Ref: HAH305773 - 0003

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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