



Stanch Hill Road  
 Sawtry, Huntingdon, PE28 5XG  
**£120,000 - Freehold , Tax Band - A**

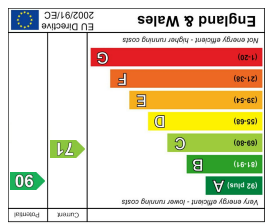


**Floor Plan**



**Viewing**  
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



**Area Map**

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

## Stanch Hill Road

Sawtry, Huntingdon, PE28 5XG

Located in the sought-after village of Sawtry, this well-presented two-bedroom cluster home offers an excellent opportunity for commuters and buy-to-let investors alike. With immediate access to the A1 and convenient links to Peterborough and Huntingdon, the property combines village charm with superb connectivity, complemented by off-road parking and a low-maintenance garden.

Situated in the ever-popular village of Sawtry, this well-presented two-bedroom cluster home offers an excellent opportunity for first-time buyers and, in particular, buy-to-let investors seeking a property in a strong commuter location. Conveniently positioned close to the A1, the home provides swift and straightforward access to both Peterborough and Huntingdon, making it ideal for those travelling for work while still enjoying the benefits of village living. The accommodation is thoughtfully arranged over two floors and is presented to a good standard throughout. On the ground floor, an entrance porch creates a practical space for coats and shoes before leading into the main lounge diner, a comfortable and versatile living area with ample room for both seating and dining, perfect for relaxing or entertaining. From here, the layout flows through to the kitchen, which is positioned to the rear and fitted to provide a functional cooking space with good worktop and storage provision. Stairs rise to the first-floor landing, which gives access to two well-proportioned bedrooms, including a generous principal bedroom and a second bedroom that would work equally well as a guest room, nursery or home office. The bathroom is also located on this floor and is neatly arranged to serve both bedrooms. Externally, the property benefits from off-road parking and a low-maintenance garden area, ideal for tenants or owners seeking manageable outdoor space without the burden of extensive upkeep. Combining a desirable village setting, excellent road links and well-balanced accommodation, this attractive cluster home represents a smart and appealing investment opportunity.

### AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**Entrance Porch**  
1.41 x 1.52 (4'7" x 4'11")

**Lounge Diner**  
4.77 x 2.95 (15'7" x 9'8")

**Kitchen**  
4.80 x 2.06 (15'8" x 6'9")

**Landing**  
2.05 x 1.10 (6'8" x 3'7")

**Master Bedroom**  
2.55 x 2.93 (8'4" x 9'7")

**Bathroom**  
1.63 x 2.08 (5'4" x 6'9")



**Bedroom Two**  
2.11 x 2.95 (6'11" x 9'8")

**EPC - C**  
71/90

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: Not Known  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: Yes - Inspection drain cover in front garden  
Other: No  
Parking: Double Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

