



JOSHUA JAMES

ESTATE AGENTS

## Weavers Green, Sandy SG19 2TR

Asking Price £320,000

3 1 1

- Modern Terrace family Home • Spacious Lounge
- Dining Area
- Downstairs Cloakroom
- Family Bathroom
- Off Road Parking to the Front
- Kitchen with Built in Appliances
- Three Bedrooms
- Enclosed Low Maintenance Rear Garden
- Garage En Bloc with Additional Parking Space



Discover this well-presented three-bedroom home in Sandy, offering comfortable and convenient living with excellent access to local amenities and transport links. This property features adaptable living spaces, a low-maintenance garden, and the added benefit of a garage en bloc.

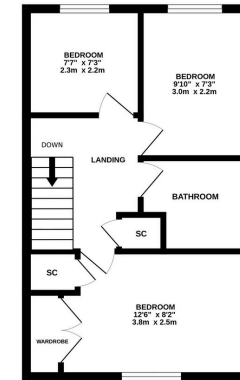
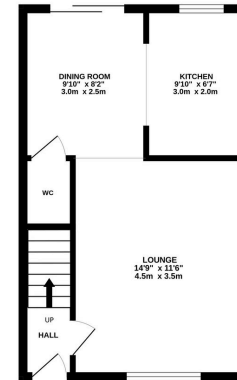
The accommodation comprises to the ground floor, lounge, dining area, fitted kitchen & cloakroom. To the first floor are three bedrooms and family bathroom. Externally there is an enclosed low maintenance rear garden, off road parking and single garage en bloc.





GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.R. (67.7 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, spaces and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and fittings shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
 Made with Metreage (2020)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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