



JOSHUA JAMES

ESTATE AGENTS

# St Neots Road, Sandy SG19 1BU

Asking Price £220,000

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- Characterful Mid Terrace Cottage
- Fitted Kitchen
- Two Bedrooms
- Off Road Parking for One Vehicle
- Upvc Double Glazing & Gas Central Heating
- Lounge with Feature Fireplace (capped off)
- Three Piece Downstairs Bathroom Suite
- Enclosed Rear Garden
- No forward Chain
- Easy Access to A1 & Local Shops



Discover this charming two-bedroom home, thoughtfully presented and ready for its next owner. Perfectly situated in a convenient location, this property offers comfortable living spaces and an enclosed rear garden. The ground floor welcomes you with a cosy lounge, featuring a traditional brick fireplace (capped off). Flowing from here, the kitchen is well-equipped with integrated oven and hob and provides access to the rear garden. A well-appointed bathroom with a sunken walk-in shower completes the ground floor. Upstairs, you will find two comfortable bedrooms, each filled with natural light. The property benefits from gas central heating and Upvc double glazing throughout. Outside, the private rear garden is predominantly laid to lawn, enclosed by timber fencing. Off-street parking for one vehicle is available via a gravelled driveway at the front. Offered for sale with no forward chain.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	