



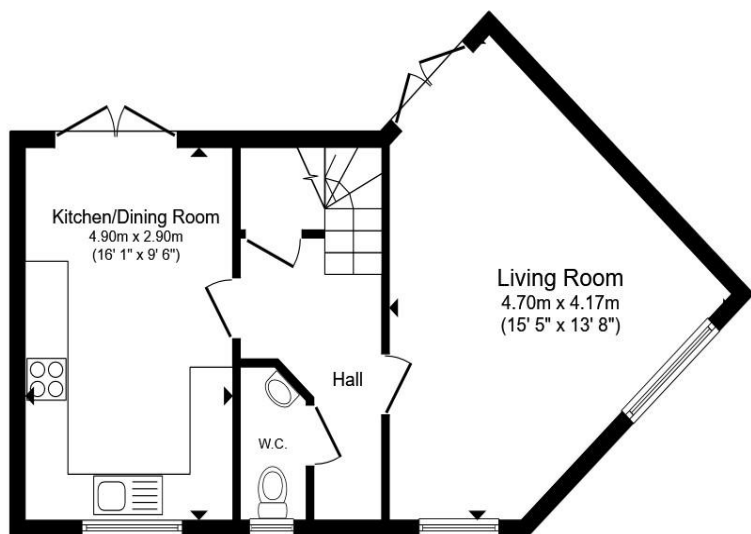
Rowell Way, Sawtry HUNTINGDON PE28 5WA

welcome to

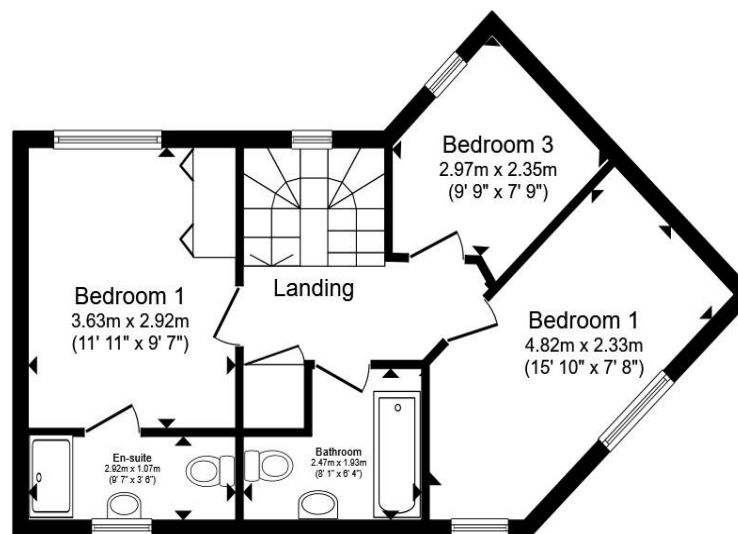
Rowell Way, Sawtry HUNTINGDON

A well-presented and unique end-terraced home located on this popular estate within the sought after village of Sawtry. This property benefits from a downstairs wc, kitchen/diner, ensuite to the master bedroom, and a car port in front of the garage! In our opinion, this property could make a great first purchase or small family home and must be viewed to fully appreciate. Sawtry is a village set just off of the A1 motorway providing easy access for commuters, as well as being nearby to main line rail links such as Peterborough and Huntingdon. Within Sawtry, there is a good range of local amenities such as shops, leisure centre, and petrol stations, as well as well-regarded schools. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 88.2 m² (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Downstairs Wc

Lounge

Irregular Shaped Room x (x)

Kitchen/Diner

First Floor Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Family Bathroom

Garage

18' 6" x 9' 5" (5.64m x 2.87m)

Outside The Property

welcome to

Rowell Way, Sawtry HUNTINGDON

- Entrance Hall, Downstairs WC
- Kitchen/Diner, Lounge
- Three Bedrooms
- Ensuite To Master & Family Bathroom
- Gardens, Car Port & Garage
- Nearby To Great Schools & Amenities
- Village Location
- Close To Travel Links

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109668



Property Ref:
YXZ109668 - 0004

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.

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