

King Street, Sandy, SG19 2QZ

£150,000



A one bed cottage in need of full renovation. Downstairs there is a lounge to the front and a kitchen to the rear.

Upstairs there is a good sized double bedroom and a large bathroom that could be configured to make two bedrooms and a bathroom.

Nice sized West facing garden.

PLEASE NOTE THIS PROPERTY WOULD NOT BE MORTGAGABLE IN ITS CURRENT CONDITION AND ANY PURCASER WOULD NEED TO HAVE THE FULL PURCHASE AMMOUT AVAILABLE

Lounge

12'6 x 11'10 (3.81m x 3.61m)
Window to front. Door to kitchen.
Door to staircase. Fireplace.

Kitchen

12'7 x 8'5 (3.84m x 2.57m)
Window to rear. Door to rear.
Cupboard. Fireplace.

First Floor

Bedroom

12'7 x 12'11 (3.84m x 3.94m)
Window to front. Door to bathroom.

Bathroom

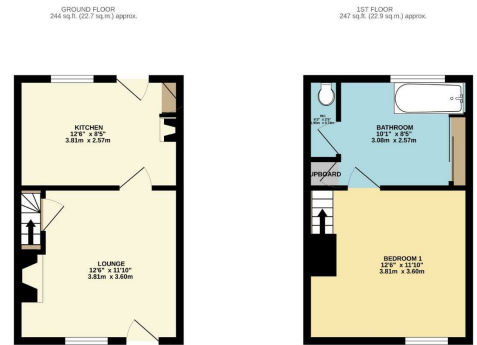
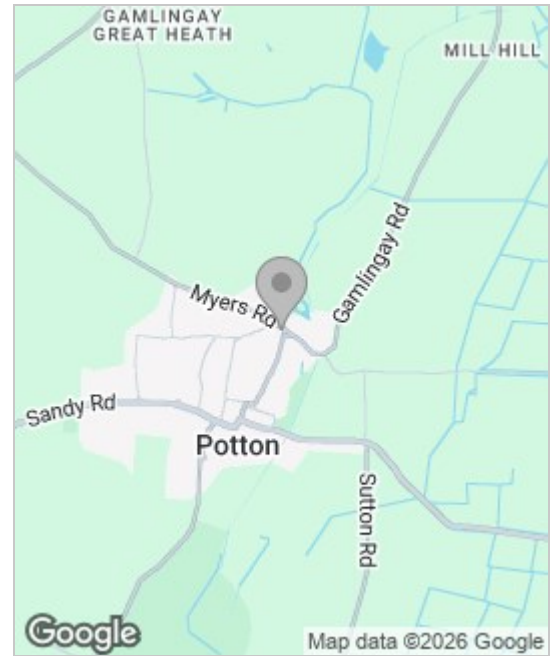
9'1 x 8'3 (2.77m x 2.51m)
Window to rear. Bath. Washbasin.
Door to Cupboard.

W.c

Window to side. W.c.

Outside

West facing rear garden. Gate to side aspect.



TOTAL FLOOR AREA: 491 sq.ft. (45.5 sq.m) approx.
When using above figures, please note that the accuracy of the figures depends on the measurement method used. The figures are based on the measurements taken on the day of the visit. The figures are not intended to be used for legal purposes. The figures are for information only. The figures are not intended to be used for legal purposes. The figures are for information only. The figures are not intended to be used for legal purposes. The figures are for information only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	2	20
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.