



All Saints Way, Sawtry PE28 5RQ

Guide Price £139,995

- Ideal First Time Buy Or Buy To Let Purchase
- One Double Bedroom
- Gas Radiator Heating
- Open Plan Gardens With An Open View To The Front
- Private Parking Provision
- Popular Village Position
- No Chain Is Being Offered

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)		
C (69-80)	67	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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UPVC Double Glazed Front Door To

Entrance Hall

2' 11" x 2' 11" (0.89m x 0.89m)

Coats hanging area, laminate flooring, inner door to

Sitting Room

11' 6" x 10' 8" (3.51m x 3.25m)

Laminate flooring, stairs to first floor, box bay window to front aspect and UPVC window to side aspect.

Kitchen

8' 2" x 6' 7" (2.49m x 2.01m)

UPVC window to front aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, appliance spaces, ceramic tiled flooring, space for fridge freezer, understairs storage cupboard.

First Floor Landing

Access to insulated loft space.

Bedroom 1

11' 10" x 10' 8" (3.61m x 3.25m)

UPVC window to front aspect, double panel radiator, over stairs storage cupboard.

Family Bathroom

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with folding screen and hand mixer shower, vinyl floor covering.

Outside

Open plan gardens extend front and side of the property. There is a designated parking space for one vehicle. The property fronts an pleasant open green space.

Buyers Information

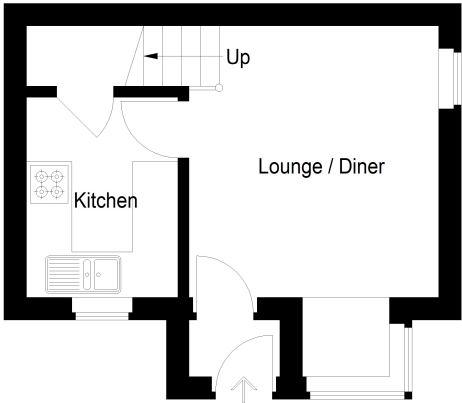
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

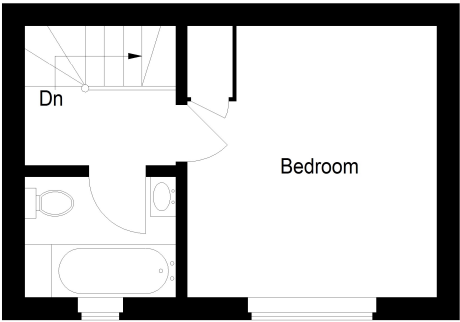
Freehold

Council Tax Band - A

Approximate Gross Internal Area = 42.2 sq m / 454 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1260829)
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