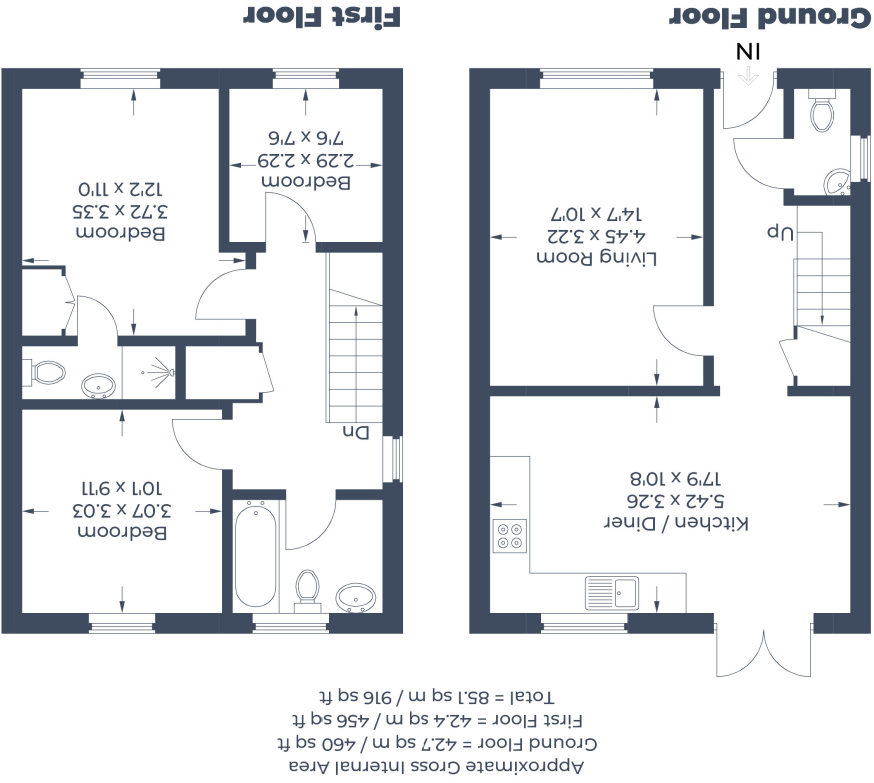


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-44)
G	(1-30)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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measurements are approximate, not to scale.  
Illustration for identification purposes only.





## 8 Stuart Court, Tempsford, Sandy, Bedfordshire SG19 2BG £350,000

- Small, private cul-de-sac of just 14 homes
- Three bedrooms, two bathrooms
- Private South facing courtyard garden
- No forward chain
- Located in the former grounds of Kier Hall
- Ground floor Cloakroom
- Parking alongside for 2 or 3 vehicles

### ACCOMMODATION

composite door to:

#### Entrance Hallway

half turn staircase leading to First Floor Landing with storage under, electric panel radiator

#### Cloakroom

two piece white suite to comprise low level W.C and wash hand basin, splashback wall tiling, frosted window

#### Lounge

electric panel radiator, window to the front aspect

#### Kitchen & Dining Room

comprising an array of wall mounted and base level storage cupboards with fitted worksurfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over and splashback wall tiling, integrated Electrolux electric oven with 4 ring hob over, plumbing for automatic washing machine and dishwasher, electric panel radiator, window to the rear aspect, double opening doors to the outside

#### First Floor Landing

access to the partially boarded loft space with retractable ladder and loft light, shelved airing cupboard, window to the side aspect

#### Bedroom One

fitted double width wardrobe, electric panel radiator, window to the front aspect, door to:

#### En-Suite Shower

three piece white suite to comprise fully tiled shower enclosure, low level W.C and pedestal wash hand basin, walls tiled to half height, shaver point

#### Bedroom Two

electric panel radiator, window to the rear aspect

#### Bedroom Three

electric panel radiator, window to the front aspect

### Bathroom

three piece white suite to comprise panel bath with shower attached over and glass shower screen, low level W.C and pedestal wash hand basin, walls tiled to half height (fully tiled to bath), electric panel radiator, frosted window to the rear aspect

### Outside

a low maintenance paved Garden, fully enclosed with pedestrian gated access leading through to the parking spaces and to the front of the property

### Agents Notes

this is a FREEHOLD property with a monthly estate charge of £75.00 payable for the upkeep of the private estate

If you have any questions relating to the property, or wish to arrange a viewing appointment, please call our St Neots office on 01480 406 400

