



23 All Saints Way, Sawtry PE28 5RQ

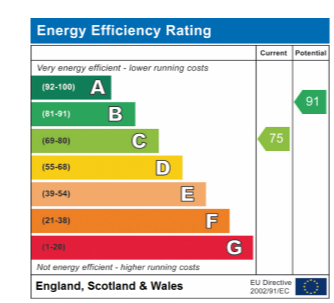
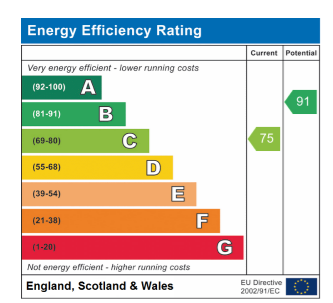
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£179,995

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- Modern Property
- Two Bedrooms
- New Central Heating Boiler Installed 2023
- UPVC Double Glazing
- Allocated Parking
- Ideal First Time Purchase Or Investment
- Popular Village Location

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**Recessed Storm Canopy Over With External Storage Cupboard**

UPVC double glazed front door to

**Entrance Hall**

7' 9" x 3' 7" (2.36m x 1.09m)

Cloaks cupboard with shelving, under stairs storage cupboard, laminate flooring.

**Kitchen**

11' 8" x 6' 6" (3.56m x 1.98m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, corner shelf display units, single drainer stainless steel sink unit, appliance spaces, peninsular breakfast bar, UPVC window to front aspect, coving to ceiling, laminate flooring.

**Sitting Room**

13' 0" x 11' 10" (3.96m x 3.61m)

UPVC box bay window to front aspect, double panel radiator, central wall mounted contemporary electric fire, gas fire point, coving to ceiling, stairs to first floor.

**First Floor Landing**

Inner door to

**Bedroom 1**

11' 6" x 10' 10" (3.51m x 3.30m)

UPVC window to front aspect, double panel radiator, wardrobe range with hanging and shelving.

**Bedroom 2**

11' 10" x 7' 3" (3.61m x 2.21m)

UPVC window to front aspect, double panel radiator.

**Family Bathroom**

7' 10" x 4' 10" (2.39m x 1.47m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with folding shower screen, mixer tap hand shower, UPVC window to front aspect, shaver point, access to insulated loft space, laminate flooring.

**Outside**

There is a pleasantly arranged front garden enclosed by low picket fencing overlooking an area of green to the front. Parking provision is designated for one vehicle.

**Tenure**

Freehold

Council Tax Band - A

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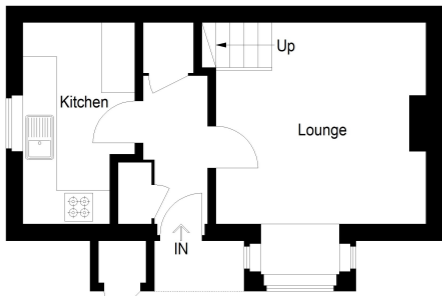
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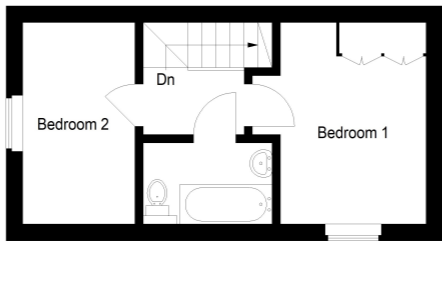
Freehold

Council Tax Band - A

Approximate Gross Internal Area  
53.3 sq m / 574 sq ft



Ground Floor

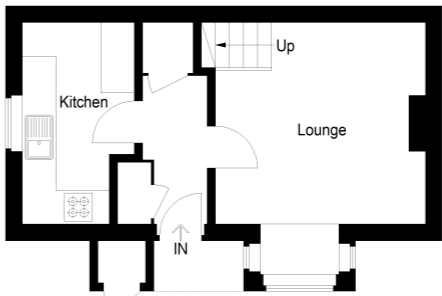


First Floor

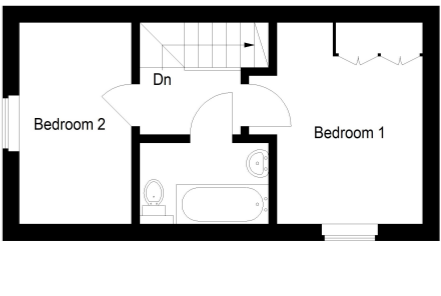
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID999725)  
Housepix Ltd



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<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
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