



High Street, Wrestlingworth, Sandy, Bedfordshire. SG19 2EP

| Satchells





## **3 Bedroom Terraced House Offers Over £300,000 Freehold**

One of a kind! This unique three-bedroom cottage is offered to the market chain free with off road parking, garage and two private gardens!



- Three bedroom cottage
- Chain free
- Open fire
- Garage
- Two private gardens
- Off road parking
- Village location
- EPC rating E. Council tax band C

**Ground Floor:****Living Room:**

Abt. 11' 1" x 11' 9" (3.38m x 3.58m) Entry via UPVC front door. Double glazed window to front aspect. Open fireplace with brick surround. Carpet flooring. Ceiling light. Opening to:

**Dining Room:**

Abt. 11' 9" x 8' 7" (3.58m x 2.62m) Located between the living room and kitchen with stairs rising to first floor. Opening to kitchen. Carpet flooring. Ceiling light.

**Kitchen:**

Abt. 8' 10" x 6' 4" (2.69m x 1.93m) Not part of the original house, the kitchen comprises of a range wall and base units with laminate work surfaces. Space for electric oven, washing machine and fridge freezer. Stainless steel sink and drainer. Tiled splashback areas. Double glazed window to rear aspect. Tiled flooring. Ceiling light. Opening to rear hallway.

**Shower Room:**

Abt. 7' 9" x 4' 9" (2.36m x 1.45m) Fully tiled suite comprising of a low level WC, wash hand basin and shower cubicle. Wall mounted mirrored cabinet. Obscured double glazed window to rear aspect. Tiled flooring. Ceiling light.

**Bedroom One:**

Abt. 11' 8" x 9' 4" (3.56m x 2.84m) A spacious double bedroom with double glazed window to front aspect. Built-in wardrobe. Carpet flooring. Ceiling light.

**Bedroom Two:**

Abt. 8' 7" x 6' 9" (2.62m x 2.06m) A small double or large single bedroom with double glazed window to rear aspect. Carpet flooring. Ceiling light.

**Bedroom Three:**

Abt. 8' 4" x 6' 9" (2.54m x 2.06m) Extended over time, this room is a good-sized single bedroom or home office with double glazed window to rear aspect. Carpet flooring. Ceiling light.

**Outside:****Rear Garden:**

Located to the rear of the property, the rear garden, measuring approximately 45ft in length, faces east with a small patio area for outdoor furniture. Storage shed towards the rear.

**Garage and Parking:**

Access via a side road, the single garage and parking spaces are located to the rear of the property.

**Additional Garden:**

Located adjacent to the garage is a versatile enclosed garden area, ideal for social gatherings, an allotment or dedicated hobby space. Please note, this section of land is currently on a separate title to the main property. The sellers will not be combining the two titles; this will be the buyer's responsibility after completion.



**The Local Area:**  
**Wrestlingworth & Surrounding:**

Wrestlingworth is a picturesque, rural village on the East Bedfordshire/Cambridgeshire border. It offers a range of amenities including Wrestlingworth Lower school which has an Outstanding Ofsted rating, a 17th Century Inn, which prides itself on its locally sourced real ales and produce, the local 14th century church and village park. The market town of Potton is just 2.5 miles away which offers a larger range of shops, restaurants and a library. The two larger towns of Biggleswade and Sandy offer mainline train links with a journey time of approximately 31 mins into London King's Cross St Pancras. Both towns can also be access via bus services and are within 5 miles of the village.

**Additional Information:**  
**Anti-Money Laundering:**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.





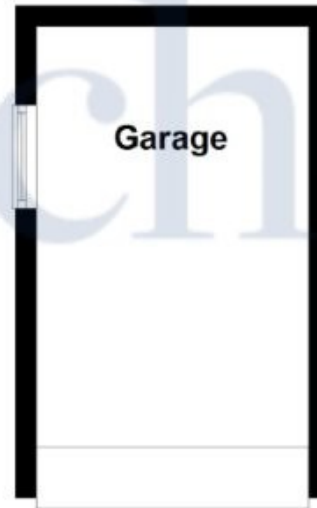
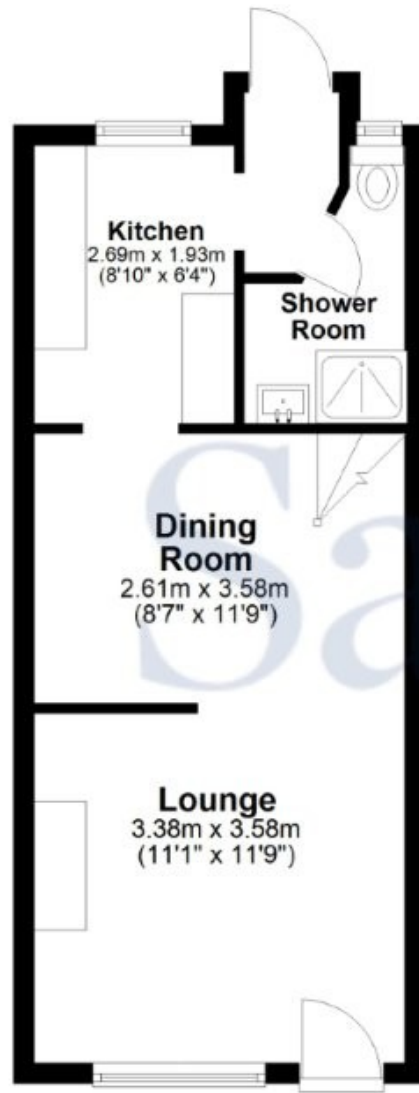


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.