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*With you every step of the way*



**46 Cambridge Road, Sandy, SG19 1JF**  
**Guide price £250,000 Freehold**





# 46 Cambridge Road Sandy, SG19 1JF

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- Mature Extended Home
- Separate Reception Rooms
- 138ft South Facing Garden
- Approximate 0.5m Walk To Station
- 195ft Plot
- Three Bedrooms
- Gas Radiator Heating
- No Forward Chain
- Modernisation Required
- 0.3m Walk to Market Square

This sizeable, extended, end terrace home dates back to circa 1921 and whilst it now requires modernisation, a superb family home awaits anyone able to recognise its vast potential. Sitting in an extensive 195ft plot, the property is located an approximate half mile walk to the train station, a 0.3 mile walk to the Market Square and bus stop, plus the A1 is only around a 0.7mile drive. Very rarely available, the house benefits off road parking to the rear, a 138ft south facing garden, gas radiator heating and no forward chain.



|                            |                               |
|----------------------------|-------------------------------|
| <b>Entrance Porch</b>      | 8'10" x 4'2" (2.69m x 1.27m)  |
| <b>Entrance Hall</b>       |                               |
| <b>Side Porch</b>          | 8'2" x 4'7" (2.49m x 1.40m)   |
| <b>Living Room</b>         | 17'2" x 11' (5.23m x 3.35m)   |
| <b>Dining Room</b>         | 13'2" x 8'10" (4.01m x 2.69m) |
| <b>Kitchen</b>             | 7'10" x 7'8" (2.39m x 2.34m)  |
| <b>Downstairs Bathroom</b> | 7'10 x 6'4" (2.39m x 1.93m)   |



### Landing

|                  |                                      |
|------------------|--------------------------------------|
| <b>Bedroom 1</b> | 17'2" max x 11' (5.23m max x 3.35m ) |
| <b>Bedroom 2</b> | 10'8 x 8'11" (3.25m x 2.72m)         |
| <b>Bedroom 3</b> | 7'10" x 7'10" (2.39m x 2.39m)        |

### Outside

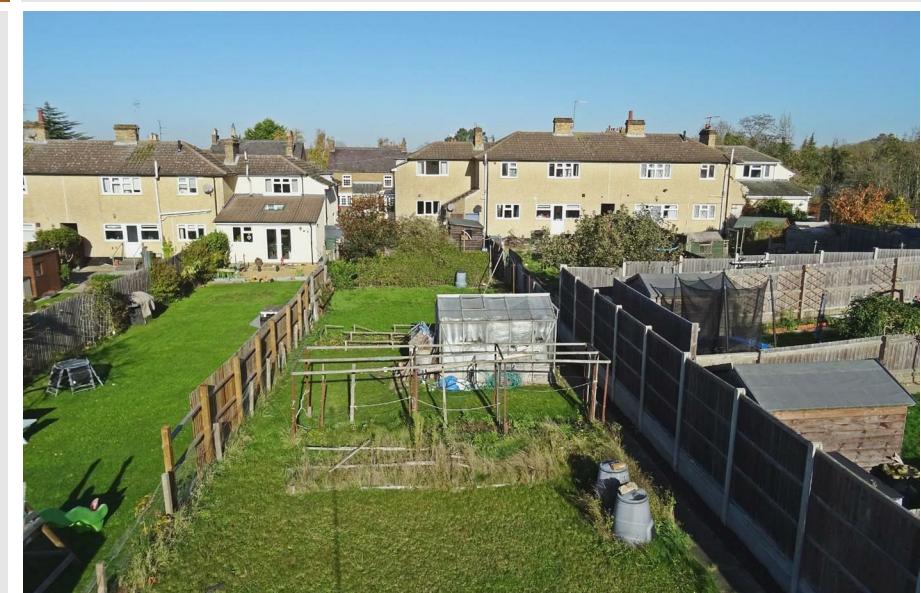
Mature shrubs and hedge to front with pathway to the entrance porch and steps up to the side porch.  
Vehicle access to the rear providing off road parking.  
138ft southerly garden, mainly laid to lawn with hard standing areas and paths, attached garden store and outside tap.

### Agents Notes

Council Tax Band C  
Southerly aspect rear garden  
An easement (right of passage) exists allowing vehicle access to the rear of the property providing off road parking.

### Directions

For GPS guidance follow SG19 1JF





## Ground Floor



Total area: approx. 97.0 sq. metres (1044.3 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.

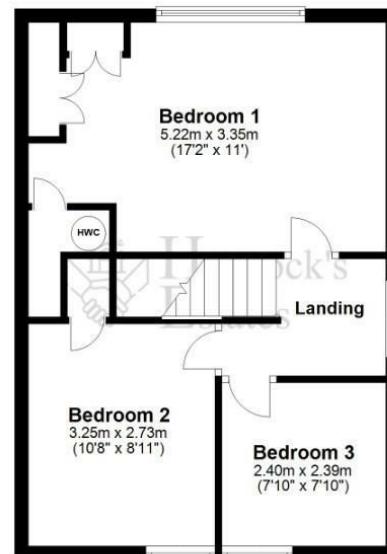
## Viewing

Please contact our Hancock's Estates Office on 01767 348 288

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## First Floor



## Energy Efficiency Rating

Very energy efficient - lower running costs

| Rating | Color       | Score Range |
|--------|-------------|-------------|
| A      | Green       | (92 plus)   |
| B      | Dark Green  | (81-91)     |
| C      | Light Green | (69-80)     |
| D      | Yellow      | (55-68)     |
| E      | Orange      | (39-54)     |
| F      | Red         | (21-38)     |
| G      | Dark Red    | (1-20)      |

Not energy efficient - higher running costs

Current Points

EU Directive 2002/84/EC

84

50

#### Environmental Impact (CO<sub>2</sub>) Rating

| Country         | CO2 Emissions (approx.) | Environmental Rating |
|-----------------|-------------------------|----------------------|
| England & Wales | 92 plus                 | A                    |
| France          | 81-91                   | B                    |
| Germany         | 69-80                   | C                    |
| Italy           | 55-68                   | D                    |
| Spain           | 39-54                   | E                    |
| Portugal        | 21-38                   | F                    |
| Malta           | 1-20                    | G                    |