



16 Aldgate Close, Sandy, SG19 2RU  
Asking price £310,000



# Aldgate Close Sandy, SG19 2RU



Latchamdowning are delighted to offer for sale this three bedrooomed end of terrace property situated in the corner of a cul-de-sac. The property has been modernised by the present owners who have made the downstairs accommodation a wonderful "open plan" living area.

Potton is a market town and consists of several shops ,restaurants, schools and nurseries, doctors Surgery and sports facilities. It also has the option of both Sandy and Biggleswade train stations that run into St Pancras and are 3 and 4 miles away respectively.

The house itself offers open plan living downstairs with a re-fitted kitchen complete with appliances. There is a lounge area that leads into a dining area then a conservatory. Upstairs there are three bedrooms and a refitted bathroom. The garden has two parts. A lovely rear area that is ideal for entertaining complete with decking area and is private and then a nice side garden that is laid to lawn.

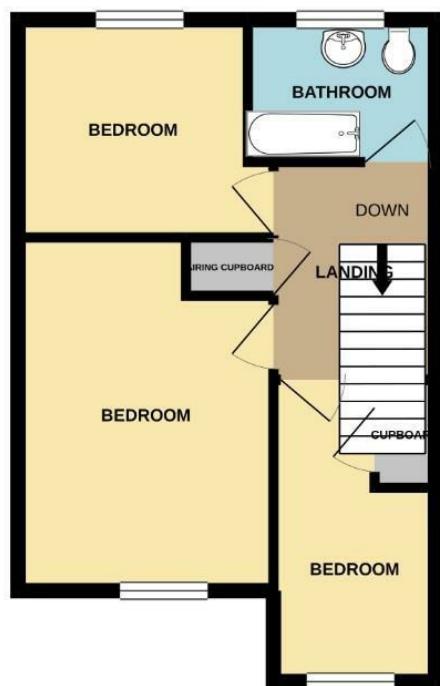
The property is in great condition and really needs to be viewed.





GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

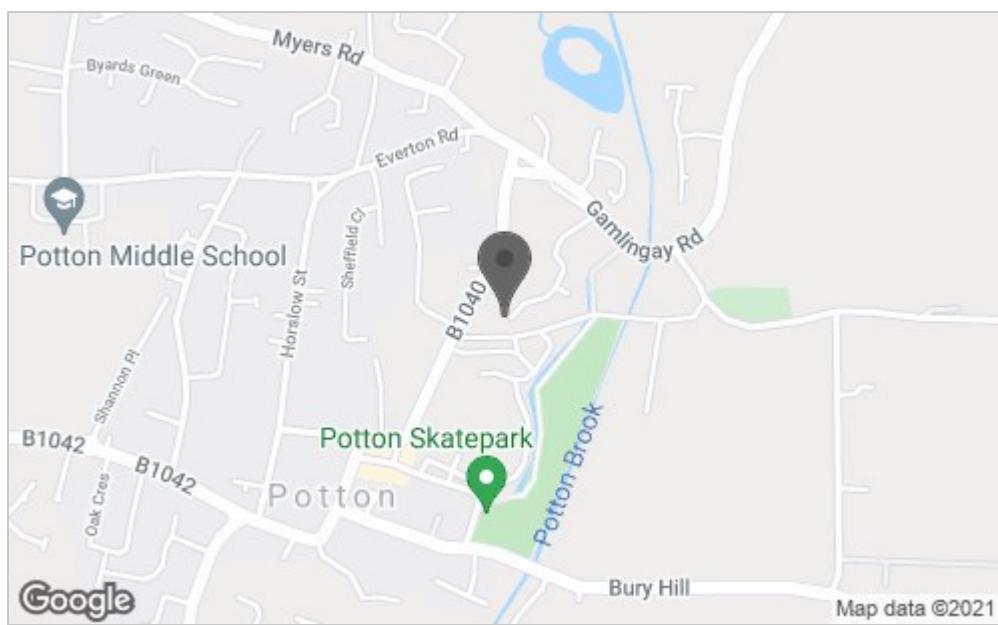
1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

#### Viewing

To arrange a viewing on this property or if you require further information please contact our Latcham Dowling Office on 01480 775900

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