



Winchester Road, Sandy, SG19 1RQ

£260,000

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Entrance

Via 5 pane UPVC double glazed door to entrance hall.

Entrance hall

Wood effect laminate flooring. Radiator. Under stair storage cupboard. Stairs to first floor. Double doors to kitchen/diner. Opening to lounge.

Kitchen/Diner

17'6 x 8'7 (5.33m x 2.62m)

Double glazed window to front aspect. Radiator. Range of base and eye level units with worktops over. One and a half stainless steel sink/drainer with mixer taps. Range style cooker with 5 ring ceramic hob and extractor hood over. Space for American style Fridge/Freezer, plumbing for washing machine and dishwasher. Tiled flooring throughout.

Lounge

14'6 x 11'5 (4.42m x 3.48m)

Double glazed French doors leading to conservatory. Radiator. Wood effect laminate flooring.

Conservatory

12'7 x 9,8 (3.84m x 2.74m,2.44m)

Brick base construction with UPVC windows and French doors leading to the rear garden. Tiled flooring.

First floor

Landing

Doors to all first floor accommodation. Access to loft space.

Bedroom one

15'9 x 8'5 (4.80m x 2.57m)

Double glazed window to rear aspect. Wood effect laminate flooring. Double wardrobe.

Bedroom two

13'1 x 5'9 (3.99m x 1.75m)

Double glazed window to rear aspect. Wood effect laminate flooring.

Bedroom three

12 x 6 (3.66m x 1.83m)

Double glazed window to front aspect. Built in wardrobe. Wood effect laminate flooring.

Bathroom

8 x 5'5 (2.44m x 1.65m)

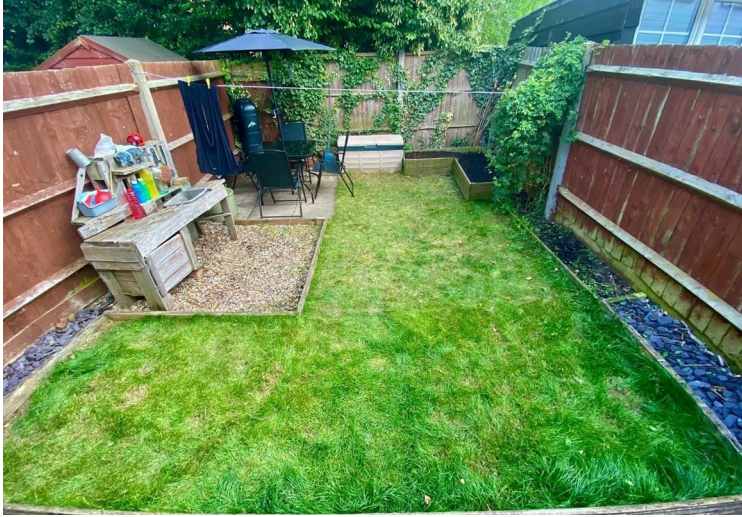
Double glazed window to front aspect. Three piece bathroom suite comprising of WC, panelled bath with shower over, pedestal wash basin. Tiled flooring. Full height tiling to walls.

Rear garden.

Fully enclosed by timber fencing. Timber decking area and lawned area and flower and shrub borders.

Front

Laid to slab and enclosed by brick walling with ornate metal railing.

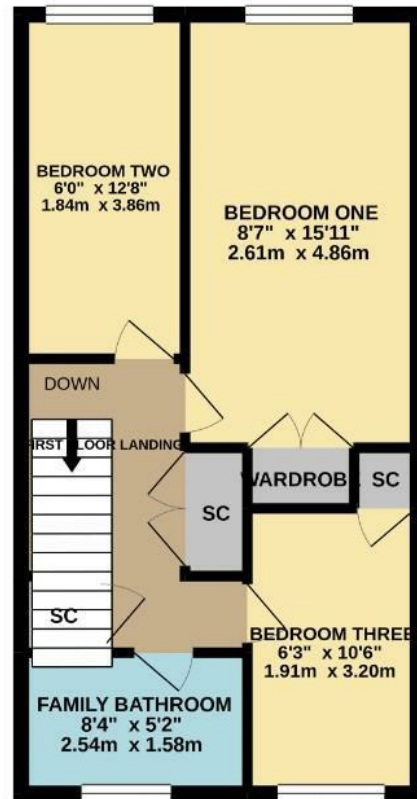
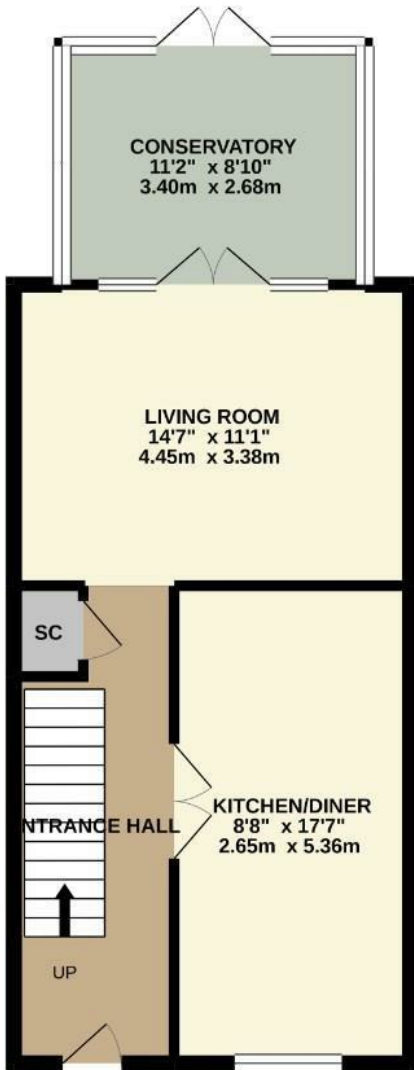




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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