



64 Westfield Road, Sawtry

£280,000

 **Oliver James**
Property Sales & Lettings



64 Westfield Road

Sawtry, Huntingdon

A three bedroom semi detached home with modern kitchen and shower room, additional workshop/utility area and fully owned solar panels.

Council Tax band: B

Tenure: Freehold

- EPC: B.
- Twelve fully owned solar panels providing cheaper running costs & feed in tariff.
- Three bedrooms.
- Refitted UPVC windows and new gas fired boiler in 2017.
- The Gross Internal Floor Area is approximately 892 sq/ft / 82.9 sq/metres.
- Walking distance to local schooling & amenities.
- Driveway parking for two / three vehicles.
- Detached utility area / workshop.
- Semi-detached home.
- Contemporary kitchen & bathroom.



INTRODUCTION

A well presented three bedroom semi detached family home, located within close proximity to local schooling & amenities. The property has been refurbished by the current owner with replacement UPVC windows and doors throughout as well as a new boiler in 2017. The kitchen has been upgraded in a tasteful styling with engineered oak flooring through the spacious living / dining room, with a modern shower room and three bedrooms upstairs. Externally there is driveway parking and formally a garage which has been bricked up to the front providing a utility or workshop area.

LOCATION

Home to approximately 6000 people Sawtry is ideally located halfway between Huntingdon and the city of Peterborough with easy and quick access to the A1 and A14 road networks. Also situated within Huntingdon is the Train Station which provided a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes. Located within Sawtry itself are many local amenities including a primary and secondary school, a leisure centre with a swimming pool and a variety of independent shops as well as a Co-op supermarket.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is 892 sq/ft / 82.9 sq/metres.

ENTRANCE PORCH

Dimensions: 6' 5" x 4' 4" (1.95m x 1.32m). Composite door to front elevation. UPVC window to side elevation. Engineered oak flooring.

LIVING / DINING ROOM

Dimensions: 16' 5" x 26' 3" (5.00m x 7.99m). UPVC window to front elevation. UPVC sliding doors to rear elevation. Engineered oak flooring. Two radiators. Stairs to first floor.





KITCHEN

Dimensions: 7' 0" x 12' 5" (2.13m x 3.78m). Fitted with a contemporary range of wall and base mounted cupboard units with corian worksurface. UPVC window to rear elevation. UPVC door to side elevation. Stainless steel sink and drainer. Integrated four ring gas hob with built in extractor hood over. Electric oven and grill. Built in cupboard. Space for fridge freezer. Radiator. Tiled flooring.

LANDING

Dimensions: 7' 1" x 8' 3" (2.16m x 2.51m). UPVC window to side elevation. Airing cupboard. Loft access to part boarded loft space with retractable ladder and power, housing the gas fired central heating boiler (Fitted 2017).

PRINCIPAL BEDROOM

Dimensions: 8' 10" x 12' 7" (2.69m x 3.83m). UPVC window to front elevation. Radiator. Built in double wardrobe.

BEDROOM 2

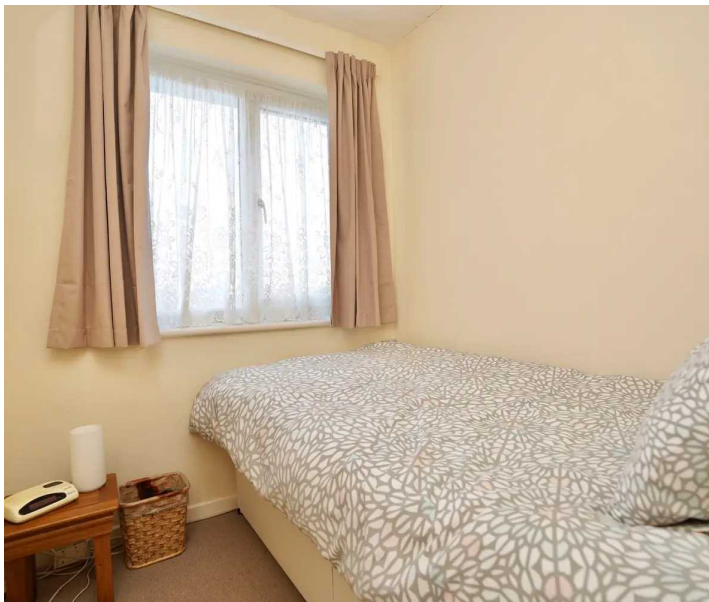
Dimensions: 8' 10" x 11' 4" (2.69m x 3.45m). UPVC window to rear elevation. Radiator. Built in double wardrobe.

BEDROOM 3

Dimensions: 7' 1" x 8' 8" (2.16m x 2.64m). UPVC window to front elevation. Radiator. Built in cupboard.

SHOWER ROOM

Dimensions: 7' 1" x 8' 3" (2.16m x 2.51m). Fitted with a contemporary three piece suite comprising shower cubicle with tiled surrounds, shower screen and independent shower over, low level WC with hidden cistern and wash hand basin with vanity cupboard underneath. Obscure UPVC window to rear elevation. Chrome heated towel rail. Karndean tile effect flooring.





UTILITY ROOM / WORKSHOP

Dimensions: 16' 6" x 7' 9" (5.03m x 2.36m). Of brick construction with a flat roof. Door to front elevation. Power & lighting. Plumbing for washing machine and space for tumble dryer.

EXTERNAL

To the front of the property is an open plan laid to lawn area with block paved driveway to the side. Double wooden gates leads to further parking if required and the rear garden, which is to the main laid to lawn measuring approximately 23' 2" x 14' 1" (7.05m x 4.30m) with a patio seating area, enclosed by timber fencing. There is also an external cold water tap.

SOLAR PANELS

To the rear elevation there are twelve, fully owned, solar panels providing cheaper running costs and a feed in tariff of approximately £250 p/a (Subject to change)

TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is B.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.





Total Area: 82.9 m² ... 892 ft²
All measurements are approximate and for display purposes only





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