



47 Green End Road, Sawtry

In Excess of **£300,000**

 **Oliver James**
Property Sales & Lettings



47 Green End Road

Sawtry, Huntingdon

An established two double bedroom home (potential to be changed into a three bedroom) of 1103 sq/ft / 102.4 sq/metres with a 91' long garden.

Council Tax band: B

Tenure: Freehold

- Established semi-detached home.
- Two double bedrooms (Potential be converted into a three)
- The Gross Internal Floor Area is approximately 1103 sq/ft / 102.4 sq/metres.
- Extensive rear garden measuring approximately 91' 10" x 32' 10".
- Extensive Driveway for Numerous Vehicles.
- Two reception rooms & utility room.
- Potential for extension (stpp)
- Easy access to the A1 then A14 road network.
- Walking distance to local schooling & amenities.
- EPC: D.





INTRODUCTION

This established semi-detached home is situated on a large plot offering potential for extension, subject to the relevant consent. There are two large reception rooms with a kitchen / breakfast room to the rear and single storey utility room.

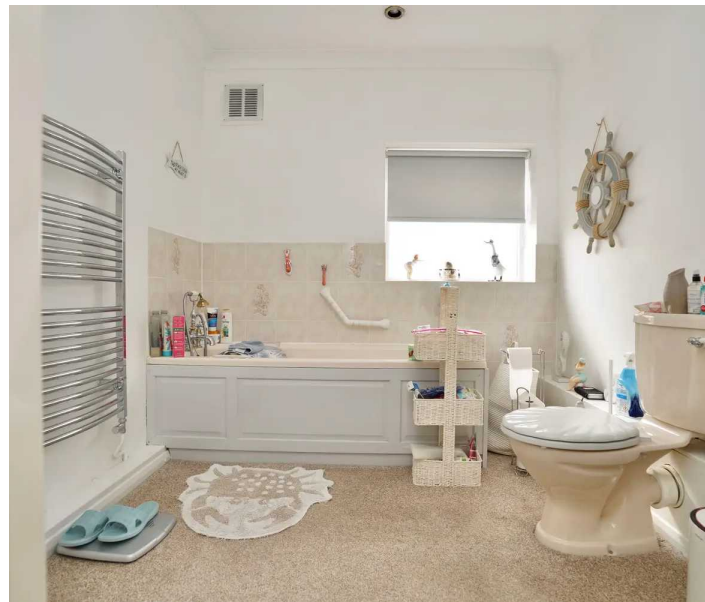
Upstairs are two double bedrooms, formally three bedrooms, with a large bathroom.

Situated in a popular road within Sawtry the property is ideally located within walking distance of all local schooling and amenities as well as providing easy access to the A1 road network.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales EU Directive 2002/91/EC

