



16 Aversley Road, Sawtry
£420,000

 **Oliver James**
Property Sales & Lettings



16 Aversley Road

Sawtry, Huntingdon

A spacious detached three bedroom / two bathroom with single garaging, sited within a quiet residential location close to local amenities within Sawtry.

Council Tax band: D

Tenure: Freehold

- Spacious detached bungalow.
- Three well proportioned bedrooms.
- En-suite shower room and family bathroom.
- The Gross Internal Floor Area is approximately 1,227 sq.ft / 114 sq.metres.
- Driveway parking to the front for multiple vehicles.
- Sited within walking distance of local amenities, doctors and amenities.
- Easy access to the A1 road network to Huntingdon & Peterborough.
- A short stroll away from lovely countryside walks.
- Single garage with power and lighting.
- EPC: D.





INTRODUCTION

LOCATION

Sawtry is a desirable village situated between Peterborough and Huntingdon both with mainline stations to London in less than an hour. Road links via the recently upgraded A1M and A14 with Cambridge now within a 30 minute drive. These excellent transport links are complemented by a wealth of amenities including a Co-op supermarket, independent shops and takeaways including an artisan butchers, Post Office and sandwich shop, 2 public houses, working mens club, leisure centre and garage/petrol station. The village also boasts a Doctors surgery, Boots chemist, Dental practice and schooling from nursery through to sixth form.

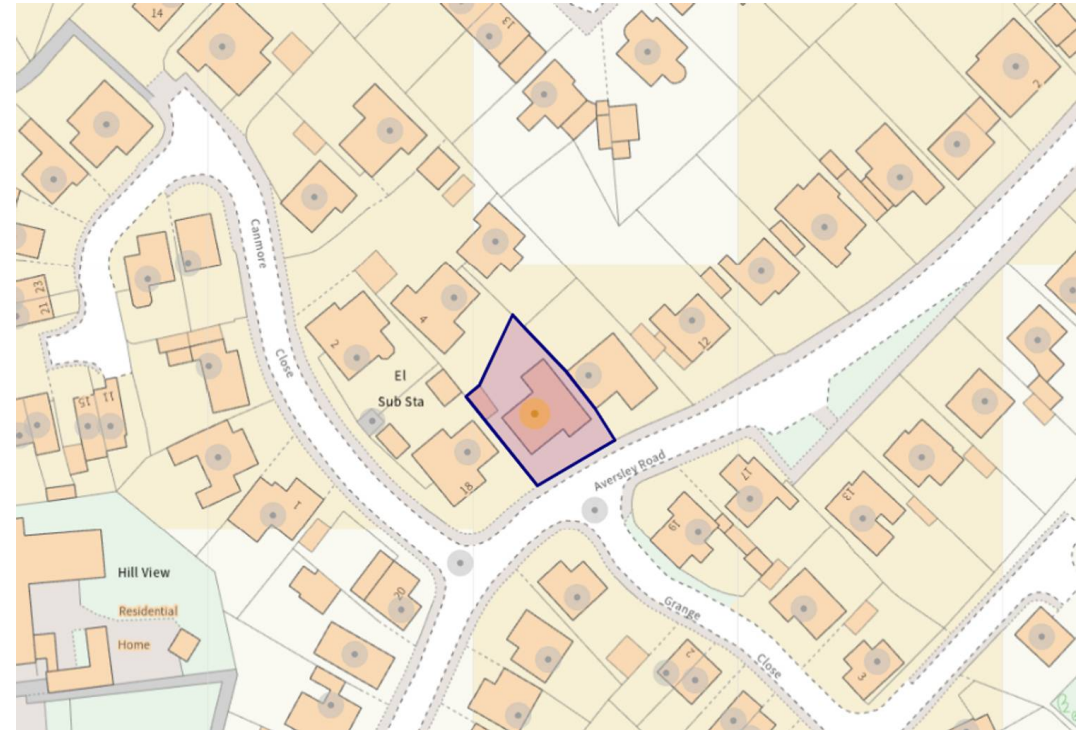




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