



9 Ermine Way, Sawtry
£300,000

 **Oliver James**
Property Sales & Lettings



9 Ermine Way

Sawtry, Huntingdon

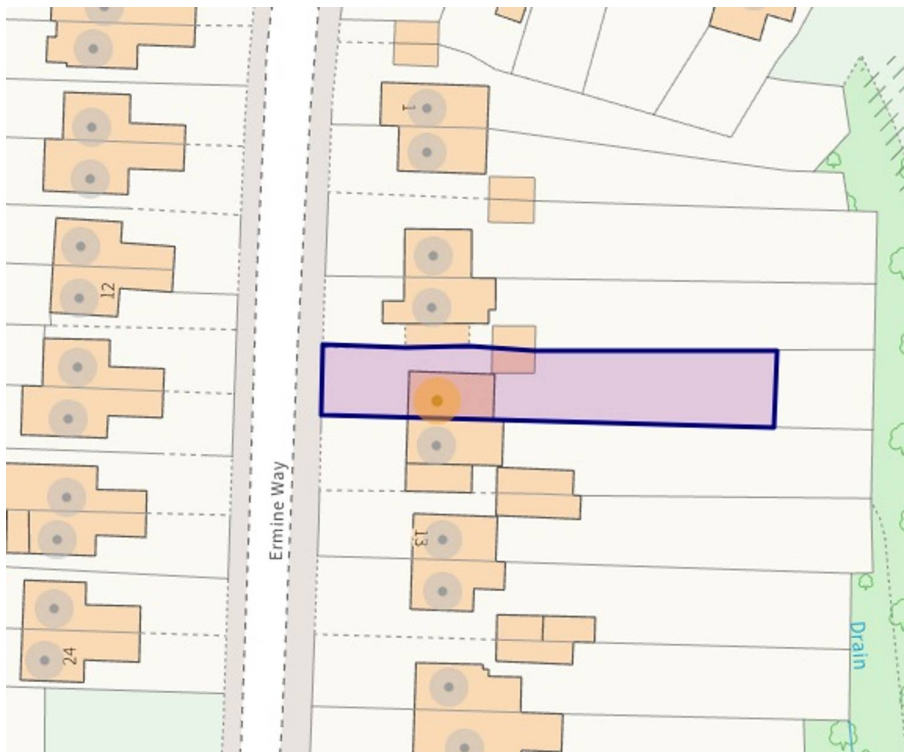
An extended, refurbished, home with approximately 100 ft rear garden and large timber workshop. Offered with no forward chain. Council Tax band: B

Tenure: Freehold

- A lovely refurbished semi-detached home.
- The Gross Internal Floor Area is approximately 1165 sq.ft / 108 sq.metres.
- Three bedrooms, two with bespoke fitted storage.
- A large garden measuring up to 98 ft in length.
- Large timber workshop in the garden.
- Stunning, extended, living room with two roof lights.
- Family bathroom and downstairs cloakroom.
- The Property is sold with no forward chain.
- Driveway parking for numerous vehicles.
- EPC: C.



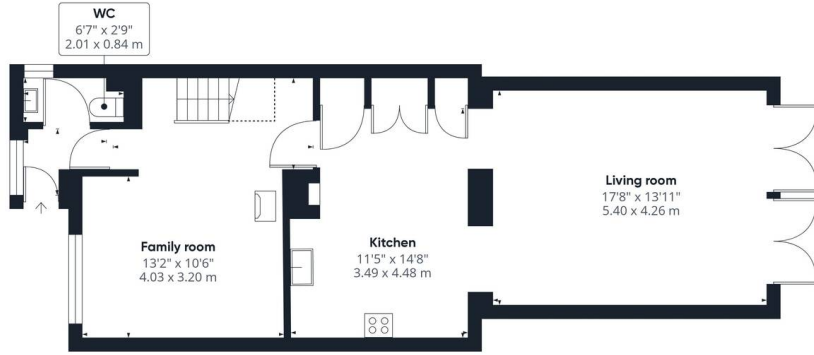




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Oliver
James



Approximate total area⁽¹⁾
666.82 ft²
61.95 m²

Reduced headroom
7.97 ft²
0.74 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

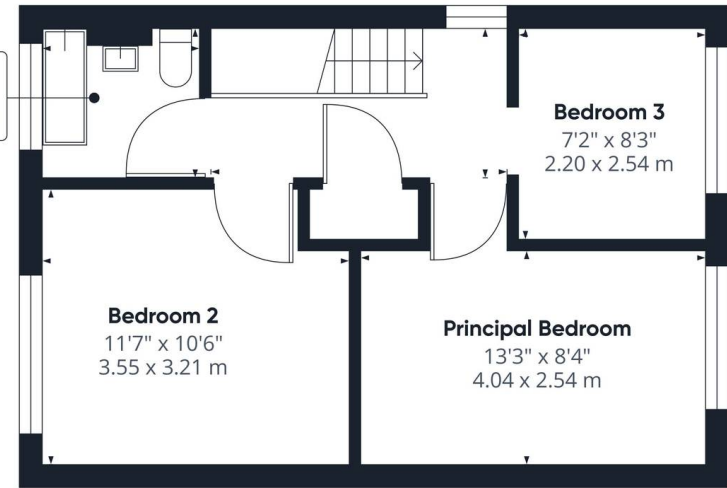
Calculations are based on RICS IPMS 3C standard.

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Ground Floor

Oliver
James

Bathroom
6'3" x 5'10"
1.91 x 1.79 m



Approximate total area⁽¹⁾
384.38 ft²
35.71 m²

(1) Excluding balconies and terraces

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Floor 1



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