



60 Rockingham Road, Sawtry

 **Oliver James**
Property Sales & Lettings

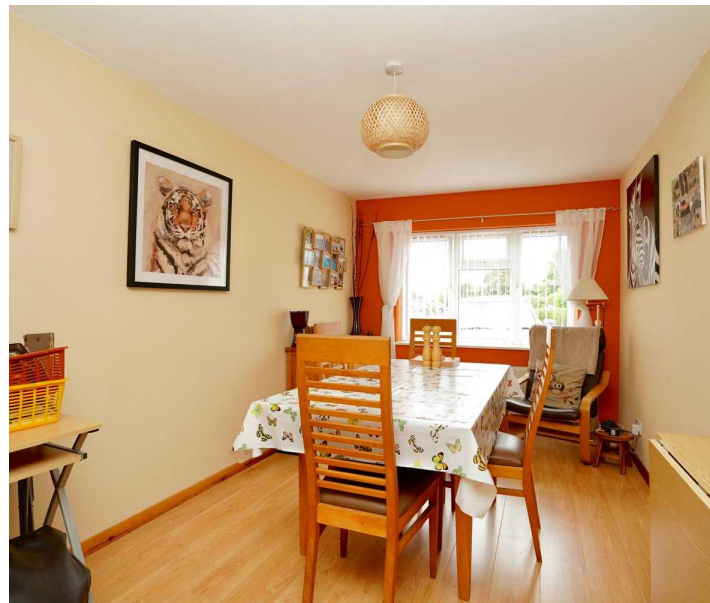


60 Rockingham Road

Sawtry, Huntingdon

Council Tax band: B

Tenure: Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	82
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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		48	79
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
566.5 ft²
52.63 m²

(1) Excluding balconies and terraces

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



Approximate total area⁽¹⁾
388.58 ft²
36.1 m²

(1) Excluding balconies and terraces

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Floor 1



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Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk/

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