



16 Jackson Avenue, Sawtry
£112,500

 **Oliver James**
Property Sales & Lettings



16 Jackson Avenue

Sawtry, Huntingdon

Offered on a 50% shared ownership basis, this two bedroom home is beautifully presented throughout, has a lovely rear garden and driveway parking to the front.

Council Tax band: B

Tenure: Leasehold

- Contemporary terraced home.
- Two double bedrooms.
- The Gross Internal Floor Area is approximately 764 sq.ft / 71 sq.metres.
- Offered on a 50% shared ownership basis.
- Southerly facing, fully enclosed, rear garden with gated access.
- Modern fixtures and fittings throughout.
- A short stroll to great village amenities, schooling and shops.
- Easy and quick access onto the A1 road network south & north.
- Two driveway parking spaces.
- EPC: B.





SHARED OWNERSHIP

The Property is offered for sale on a leasehold basis via CHS Group at 50% of an open market value of £225,000 (£112,500). A rental payment of £322.27 is due for the additional 50% with a estate service charge of £50.50 payable bring the total monthly payment to £372.77. The lease term runs for 150 years commencing in 2019.

SERVICES

The Property is heated via mains gas central heating and served via mains drainage, water and electricity.

STRUCTURAL WARRANTY

There are 5 years remaining on the NHBC structural warranty.

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.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	85	
(69-80)	C		
(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		98
(81-91)	B	88	
(69-80)	C		
(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	



Living / Dining Room
15'0" x 14'3"
4.59 x 4.36 m

Kitchen
10'11" x 7'8"
3.33 x 2.34 m

WC
5'7" x 2'9"
1.71 x 0.85 m

Ground Floor

Oliver James

Approximate total area⁽¹⁾

370.29 ft²
34.4 m²

Reduced headroom

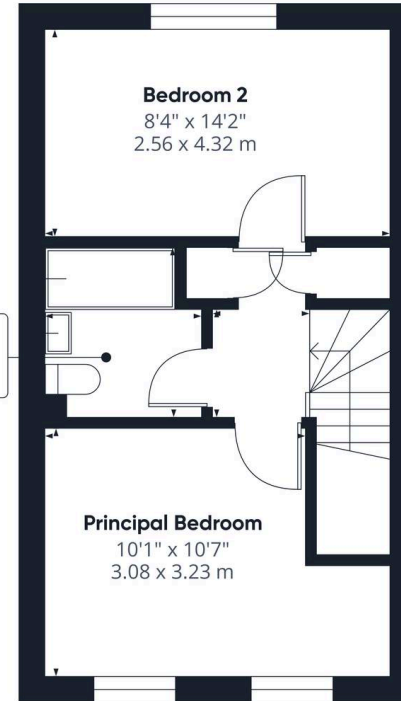
2.17 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5'6"/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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Bedroom 2
8'4" x 14'2"
2.56 x 4.32 m

Bathroom
7'1" x 6'5"
2.17 x 1.96 m

Principal Bedroom
10'1" x 10'7"
3.08 x 3.23 m

Floor 1

Oliver James

Approximate total area⁽¹⁾

328.84 ft²
30.55 m²

(1) Excluding balconies and terraces

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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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