



24 The Maltings, Sawtry
£450,000

 **Oliver James**
Property Sales & Lettings



24 The Maltings

Sawtry, Huntingdon

Council Tax band: E

Tenure: Freehold

- Executive detached home.
- Four bedrooms.
- Downstairs WC, en-suite shower room and family bathroom.
- The Gross Internal Floor Area is approximately 1456 sq.ft / 184 sq.metres.
- The total plot size is approximately 0.08 acres.
- Garaging measuring 23'0" x 8'0" (2.44m x 7.03m), partially used as a utility.
- A south facing rear garden offering a fair degree of privacy.
- Village schooling catering for all ages within walking distance.
- A lovely, sociable, kitchen / diner with sliding doors into the rear garden.
- EPC: TBC.





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 and a variety of independent shops as well as a Co-op supermarket. The recently opened Moto service station, within walking distance, offers a Costa, Pret a Manger, M & S foodhall and Burger King.

AGENTS NOTES

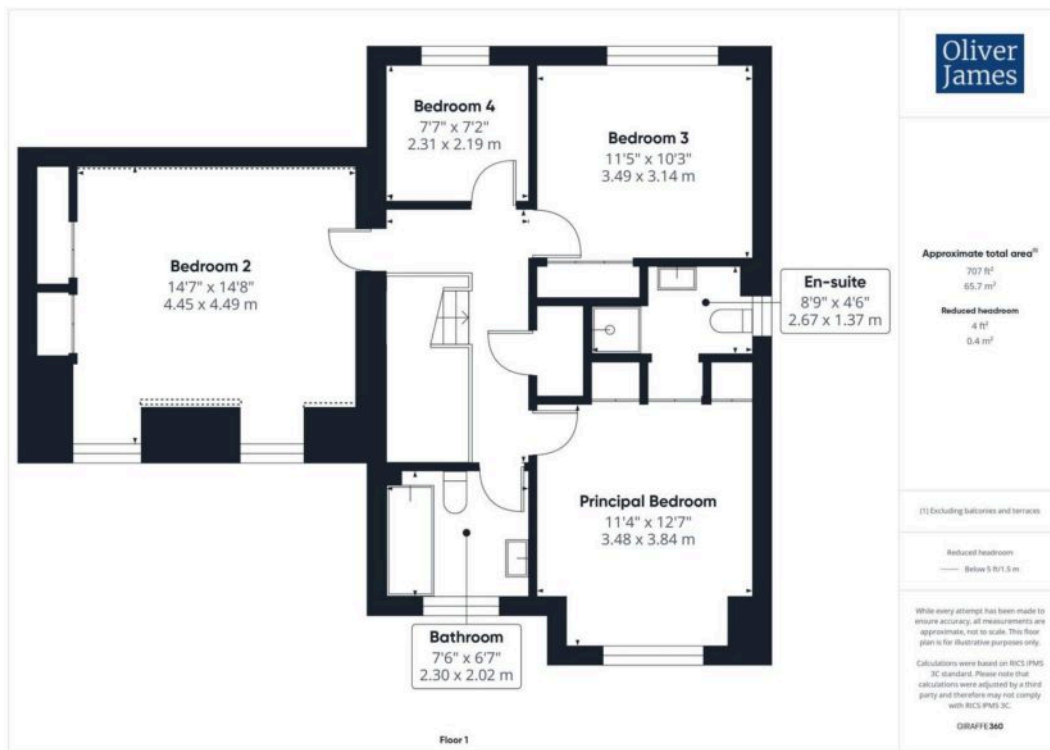
These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver 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. Material Information relating to the property can be viewed by clicking on the brochure tab.

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.









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