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Mill Pool Way, Sandbach, CW11

£320,000

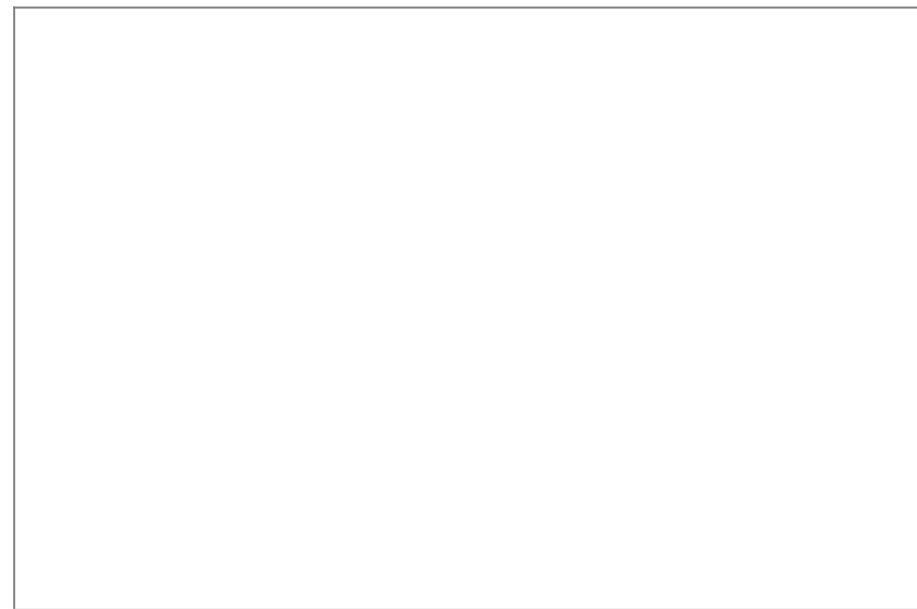
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- Quote Ref: JS0070
- Enclosed & private rear garden
- Two further double bedrooms & Well presented bathroom
- Modern fitted kitchen & Downstairs Toilet
- Walking distance of Sandbach town centre (with its variety of shops and amenities)
- Double glazing & Central heating throughout
- Driveway parking & Garage
- Master bedroom with En-suite shower room
- Large lounge open plan to dining room
- Modern three bedroom detached home



Quote Ref: JS0070. A WELL PRESENTED THREE BEDROOM DETACHED home within walking distance of Sandbach town centre (with its variety of shops and amenities). To the ground floor are the hallway, DOWNSTAIRS TOILET, large lounge open plan to DINING ROOM and a modern fitted kitchen. To the first floor is the MASTER BEDROOM WITH EN-SUITE, two double bedrooms and a well presented bathroom. Also, having DRIVEWAY PARKING LEADING TO GARAGE, double glazing, central heating throughout and a PRIVATE AND ENCLOSED REAR GARDEN. Internal viewing highly recommended.





Energy performance certificate (EPC)		
21 Mill Pond Way SANDHURST OX11 4BS	Energy rating C	Valid until: 15 August 2034 Certificate number: 2911-1942-2057-0160-4333
Property type	Detached house	
Total floor area	86 square metres	

Rules on letting this property

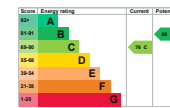
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-property) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-property>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60