



## 18 Devonshire Close, Sawtry

£250,000 Freehold

SOUTH FACING GARDEN BACKING ONTO SCHOOL PLAYING FIELDS • LOUNGE/DINER • TWO DOUBLE BEDROOMS & SINGLE BEDROOM • DOWNSTAIRS CLOAKROOM & UPSTAIRS BATHROOM • SINGLE GARAGE & DRIVEWAY PARKING • CUL-DE-SAC LOCATION • INTERNAL FLOOR AREA 102 square metres • COUNCIL TAX BAND B £1806 PER YEAR • SHORT WALK TO SHOPS & SCHOOLS • EASY ACCESS TO THE A1(M)



HUDSON  
HOMES



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
926.13 ft<sup>2</sup>  
86.04 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.