



Kennedy
&co.

14 Oak Close, Sandy

SG19 1QD

EPC: E

£245,000

- Hugely Improved & Well Presented
- Two Double Bedrooms
- Entrance Hall
- Spacious Lounge
- Short Walk To Town Centre
- Re-Fitted Modern Kitchen/Diner
- Re-Fitted Modern Shower Room
- Fully Enclosed Landscaped Rear Garden
- Single Garage En-Bloc



An excellent opportunity to purchase this hugely improved and well presented two double bedroom home, boasting a garage and modern re-fitted kitchen/diner, situated to the end of a quiet cul-de-sac location within walking distance of the market square.

This fantastic home briefly boasts an entrance hall, spacious lounge, re-fitted modern kitchen/diner and re-fitted first floor shower room. The property also benefits from uPVC double glazing throughout, and gas to radiator central heating with replaced combination boiler.

Externally this ideal first time or investment home benefits from a small front garden, landscaped fully enclosed rear garden, and a single garage en-bloc.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

Replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed obscure window to side elevation, laminated wood effect flooring, door to:

LOUNGE

12' 4" x 11' 9" (3.76m x 3.58m) uPVC double glazed window to front elevation, single panel radiator, stairs rising to first floor, laminated wood effect flooring, door to:

KITCHEN/DINER

11' 8" x 10' 7" (3.56m x 3.23m) uPVC double glazed window to rear elevation, plus further uPVC double glazed door to rear elevation, re-fitted modern kitchen comprising of one bowl stainless steel sink drainer unit with mixer taps, wood effect work surfaces, range of soft close base units incorporating built in stainless steel double oven, built in four burner induction hob over, built in dishwasher, built in washing machine and built in fridge/freezer all with matching doors, tiled to all splash areas, further range of soft close wall units incorporating stainless steel glass curved extractor hood, large built in under stairs storage cupboard, vinyl tiled effect flooring, ideal area for table and chairs.

FIRST FLOOR

LANDING

Access to loft space, built in storage cupboard, communicating doors to:

MASTER BEDROOM

11' 9" x 7' 7" (3.58m x 2.31m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

11' 9" x 7' 2" (3.58m x 2.18m) Two uPVC double glazed windows to rear elevation, single panel radiator.

SHOWER ROOM

Chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, extractor fan, sunken spot lighting.

EXTERNALLY

FRONT

Small front garden laid to slate shingled with shrubs.

REAR GARDEN

Fully enclosed landscaped and easy maintenance rear garden, initial raised timber decking area with outside tap and outside power points, mainly laid to artificial lawn with raised shrub borders.

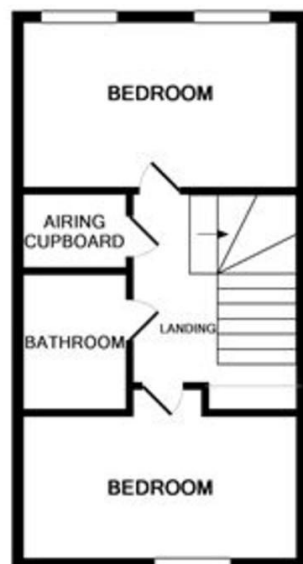
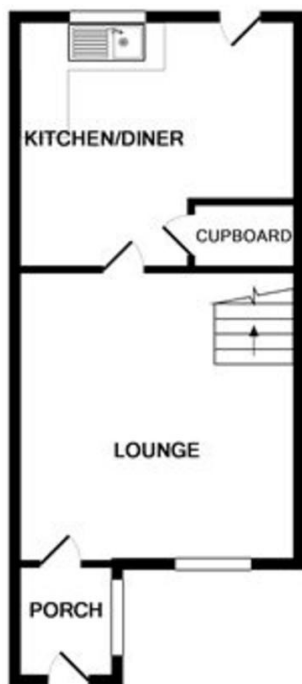
GARAGE

Single garage en-bloc, up and over door.

AGENTS NOTE

Since the EPC was created, the owners have replaced the heating system with gas to radiator central heating with an efficient combination boiler.





1ST FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements