



Kennedy & Co.

6 Church Path, Sandy

SG19 1ET

EPC: D * No Upward Chain *

O.I.E.O £250,000

- Two Double Bedroom Home
- Very Generous 21ft Open Plan Lounge/Diner
- Re-Fitted Kitchen
- Modern Bathroom
- Ideal First Time Buy
- No Upward Chain
- Larger Than Average Enclosed Rear Garden
- Driveway Providing Off Road Parking
- uPVC Double Glazing Throughout



An excellent opportunity to purchase this much improved and very well presented two double bedroom end of terrace period home, benefitting from an excellent 21ft lounge/diner, no upward chain and off road parking, situated within a no through road location.

The property briefly boasts a very generous open plan 21ft lounge/diner, re-fitted kitchen, modern bathroom plus two double bedrooms. Other benefits include gas to radiator central heating, uPVC double glazing throughout and no upward chain.

Externally the property benefits from a front driveway providing off road parking, and a generous larger than average enclosed rear garden.

Early viewings are strongly recommended on this ideal first time or investment property.



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.

PARTICULARS

Timber entrance door with stained glass window insert to:

LOUNGE/DINER

21' 4" x 11' 9" (6.5m x 3.58m) Dual aspect room, uPVC double glazed windows to both front and side elevations, two double panel radiators, stairs rising to first floor with under stairs storage cupboard, coving to ceiling, door to:



KITCHEN

9' 8" x 9' 1" (2.95m x 2.77m) uPVC double glazed window to side elevation, feature skylight window, re-fitted modern kitchen comprising one and a half bowl stainless steel sink/drain unit with mixer tap over, high-gloss rolled top work surfaces, range of fitted base units incorporating space and plumbing for washing machine, space for cooker, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, wall mounted gas boiler, tiled flooring, doorway to:

REAR LOBBY

Split level stable style door to rear elevation, double panel radiator, tiled flooring, door to:

BATHROOM

uPVC obscure double glazed window to rear elevation, double panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin and panelled bath with mixer tap and shower attachment over, tiled to all elevations, tiled flooring.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

11' 10" x 10' 5" (3.61m x 3.18m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

10' 6" x 9' 2" (3.2m x 2.79m) uPVC double glazed window to rear elevation, built in storage cupboard over stairs.

EXTERNALLY

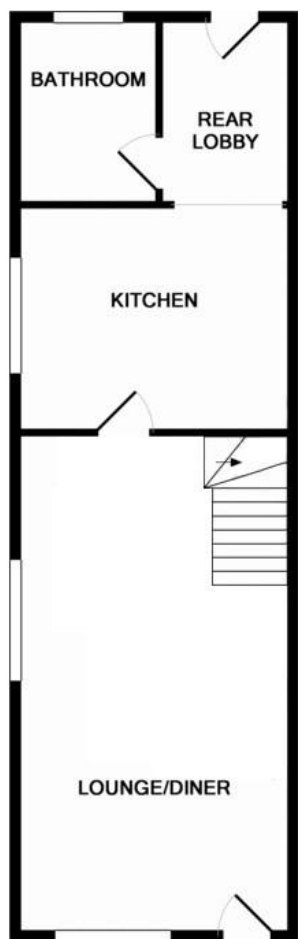
FRONT

Shingled driveway providing off road parking for one vehicle, with tree and shrub borders.

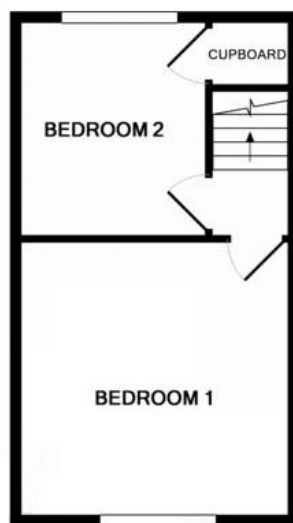
REAR GARDEN

Fully enclosed larger than average rear garden, initial paved patio area with outside tap and gated access to side, mainly laid to lawn with tree and shrub borders, raised timber decking seating area to rear, timber shed with power and light connected.





GROUND FLOOR



1ST FLOOR

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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