



Kennedy & Co.

23 Berwick Way, Sandy

SG19 1TR

EPC: C * No Upward Chain! *

£250,000

- Two Bedroom Modern Home
- No Upward Chain!
- Re-Fitted Modern Kitchen
- Spacious 15ft Lounge
- Sought After Location
- uPVC Double Glazed Conservatory/Dining Room
- Re-Fitted Modern Bathroom
- Enclosed Rear Garden
- Driveway Providing Off Road Parking For 2 Cars



A fantastic opportunity to purchase this superb two bedroom modern home, which is offered with no upward chain in excellent condition throughout, boasting a 15ft lounge, conservatory and driveway for 2 cars, situated in a sought after quiet location within easy walking distance of the market square.

This fine home briefly boasts an entrance hall, re-fitted modern kitchen, generous 15ft sitting room, uPVC double glazed conservatory/dining room, two bedrooms, and re-fitted modern family bathroom. Other benefits include uPVC double glazing throughout and gas to radiator central heating and no upward chain.

Externally the property offers a small front garden with driveway providing off road parking for 2 cars, and a fully enclosed easy maintenance rear garden.

This ideal first time or investment buy must be viewed early to avoid disappointment.

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

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, laminated wood effect flooring, coving to ceiling, communicating doors to:

KITCHEN

8' 7" x 7' 9" (2.62m x 2.36m) uPVC double glazed window to front elevation, re-fitted modern kitchen comprising one bowl composite sink/drainers unit with mixer tap over, wood effect work surfaces, range of fitted base units incorporating built in oven with built in electric hob over, space for fridge/freezer and space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, wall mounted gas boiler, tiled flooring, coving to ceiling, sunken spotlighting.

LOUNGE

15' x 12' 8" (4.57m x 3.86m) Two single panel radiators, laminated wood effect flooring, stairs rising to first floor, coving to ceiling, uPVC double glazed sliding patio doors to:

CONSERVATORY/DINING ROOM

10' 6" x 7' 7" (3.2m x 2.31m) uPVC double glazed conservatory currently used as a dining room, double doors to garden, power and light points, laminated wood effect flooring.

FIRST FLOOR

LANDING

Access to loft space, built in airing cupboard housing 'Mega-Flo' hot water system, communicating doors to:

MASTER BEDROOM

11' 3" x 9' 3" (3.43m x 2.82m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard over stairs plus built in double wardrobe, laminated wood effect flooring.

BEDROOM TWO

9' 6" x 6' 2" (2.9m x 1.88m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard, laminated wood effect flooring.

BATHROOM

uPVC obscure double glazed window to front elevation, 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, panelled bath with mixer tap over plus fitted rain shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.

EXTERNALLY

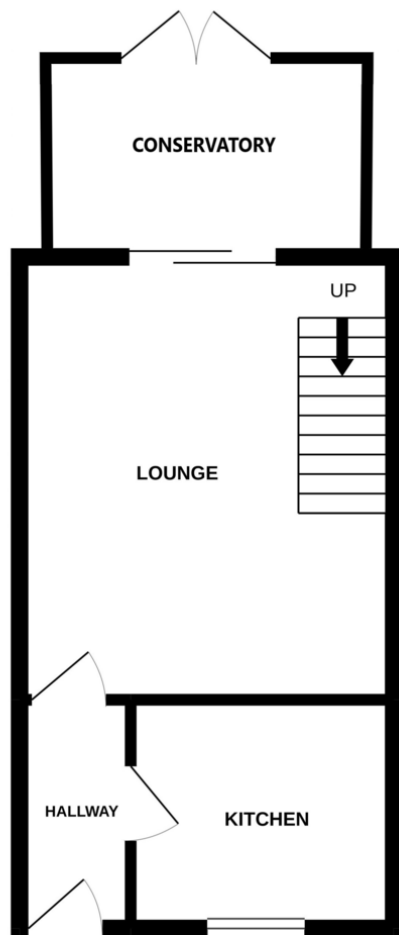
FRONT

Small front garden laid to shingle with enclosed bin store area, driveway providing off road parking for two cars, paved pathway to entrance door.

REAR GARDEN

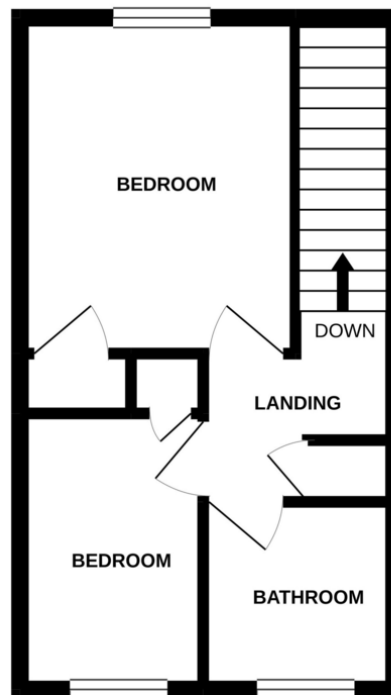
Fully enclosed easy maintenance rear garden, fully paved with established tree and shrub borders, timber shed and gated access to rear.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



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