



**Kennedy
& Co.**

6 Pleasant Place, Sandy

SG19 1HX

EPC: D * No Upward Chain *

£264,500

- Two Double Bedroom Home
- No Upward Chain!
- Sitting Room
- Separate Dining Room
- Convenient Sought After Town Centre Location
- Re-Fitted Modern Kitchen
- Re-Fitted Bathroom
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Replaced Combination Boiler



A fantastic opportunity to purchase this delightful and well presented two double bedroom period cottage, situated in a sought after convenient location within very easy walking distance of the town centre and train station, benefitting from no upward chain.

This superb home briefly boasts a lounge with gas fireplace, separate dining room, re-fitted modern kitchen, re-fitted bathroom and two double bedrooms.

Other benefits include a gas to radiator central heating with replaced combination boiler, uPVC double glazing throughout and no upward chain.

Externally this ideal first time or investment purchase offers an easy maintenance enclosed rear garden.



Early viewings highly recommended.

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

uPVC obscure double glazed entrance door to:

LOUNGE

12' x 11' 3" (3.66m x 3.43m) uPVC double glazed window to front elevation, double panel radiator, feature living flame gas fireplace with wooden surround and marble hearth, feature original wooden flooring, coving to ceiling, door to:



DINING ROOM

12' x 10' 8" (3.66m x 3.25m) uPVC double glazed window to rear elevation, double panel radiator, stairs rising to first floor with built in under stairs storage cupboard, coving to ceiling, door to:

KITCHEN

9' 7" x 7' (2.92m x 2.13m) uPVC double glazed window to side elevation and uPVC obscure double glazed door to side elevation, double panel radiator, re-fitted kitchen comprising of one and a half bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, built in oven, built in four burner gas hob, built in fridge with matching door, tiling to all splash areas, further range of wall units incorporating built in extractor hood, wall mounted gas combination boiler, tiled flooring, coving to ceiling, door to:

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, re-fitted three piece bathroom suite comprising of low level W.C, wash hand basin, panelled bath with mixer tap over plus fitted shower attachment over, tiled to all elevations, tiled flooring, coving to ceiling, extractor fan.

FIRST FLOOR

LANDING

Access to loft, coving to ceiling, communicating doors to:

MASTER BEDROOM

11' 9" x 11' 3" (3.58m x 3.43m) uPVC double glazed window to front elevation, double panel radiator, feature original cast iron Victorian style fireplace, feature original wooden flooring, large built in double wardrobe with cupboard space over, coving to ceiling.

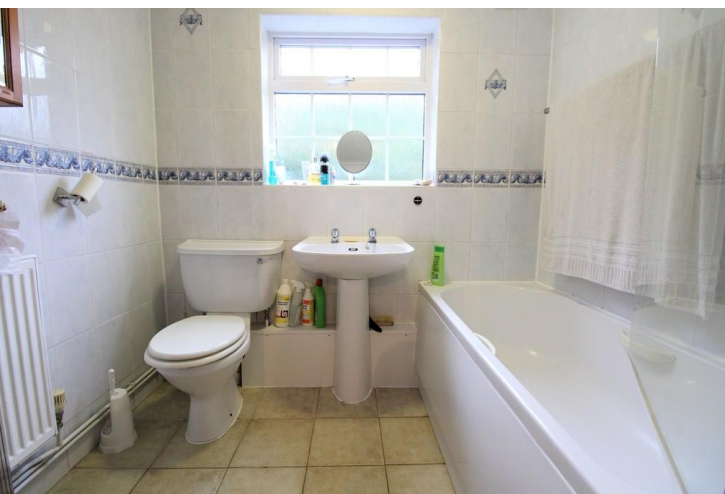
BEDROOM TWO

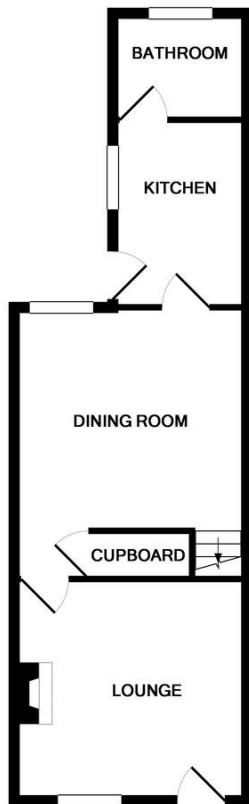
11' 10" x 10' 6" (3.61m x 3.2m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard over stairs, feature original wooden flooring, coving to ceiling.

EXTERNALLY

REAR GARDEN

Fully enclosed easy maintenance rear garden, mainly paved with shingled borders, outside tap, gated access to side.

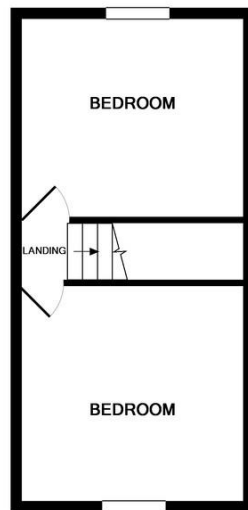




GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 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



1ST FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.9 SQ.M.)

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