



Kennedy & Co.

34 Belam Way, Sandy

SG19 1DB

EPC: D * No Upward Chain! *

O.I.E.O £250,000

- Three Bedroom End Of Terrace Home
- No Upward Chain
- Sitting Room
- Dining Room
- Garage & Parking
- Kitchen
- Bathroom & Separate W.C
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Replaced Combination Boiler



A superb opportunity to purchase this sensibly priced spacious three bedroom end of terrace family home, offered with no upward chain, boasting generous separate reception rooms and larger than average front and rear gardens, situated in a quiet sought after no-through road location.

The property requires complete modernisation and refurbishment throughout, and represents an excellent opportunity for further development and to create the ideal home. The property currently boasts an entrance hallway, spacious 12ft x 12ft lounge, generous dining room, kitchen, bathroom with separate W.C, and three generous bedrooms.

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



Externally this home benefits from a generous front garden, larger than average rear garden, private off road parking and timber garage/workshop.

Offered with no upward chain, early viewings are strongly encouraged.

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

Storm porch with uPVC double glazed entrance door to:



ENTRANCE HALL

Single panel radiator, stairs rising to first floor, communicating doors to:

LOUNGE

12' 9" x 12' 1" (3.89m x 3.68m) uPVC double glazed bay window to front elevation, double panel radiator.

KITCHEN

11' 4" x 7' (3.45m x 2.13m) Dual aspect room, uPVC double glazed window to side elevation and uPVC double glazed door to rear elevation, double panel radiator, stainless steel sink/drain, space and plumbing for washing machine, built in pantry cupboard, door to:

DINING ROOM

11' 5" x 11' (3.48m x 3.35m) uPVC double glazed window to rear elevation, electric fire with tiled surround.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, built in airing cupboard housing replaced gas combination boiler, communicating doors to:

MASTER BEDROOM

11' 7" x 9' 8" (3.53m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM TWO

11' x 9' 8" (3.35m x 2.95m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM THREE

8' 6" x 7' 5" (2.59m x 2.26m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard over stairs.

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted two piece suite comprising wash hand basin with mixer tap over and panelled bath with mixer tap over, tiled to all splash areas.

WC

uPVC obscure double glazed window to rear elevation, low level W.C.

EXTERNALLY

FRONT

Generous front garden, established trees and shrubs, pathway to entrance door, shared driveway to side leading to:

REAR GARDEN

Generous rear garden, established trees and shrubs, two greenhouses, driveway providing off road parking for one car, personnel doors to:

BRICK BUILT STORE

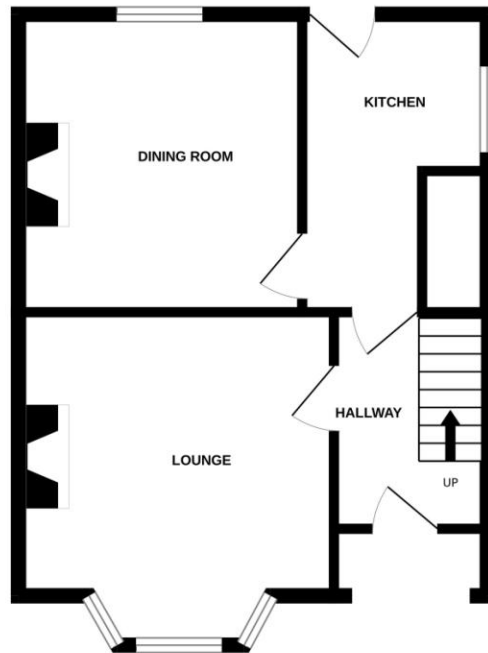
Brick built outside store ideal for garden storage, currently connected via lean-to to the main property.

TIMBER GARAGE

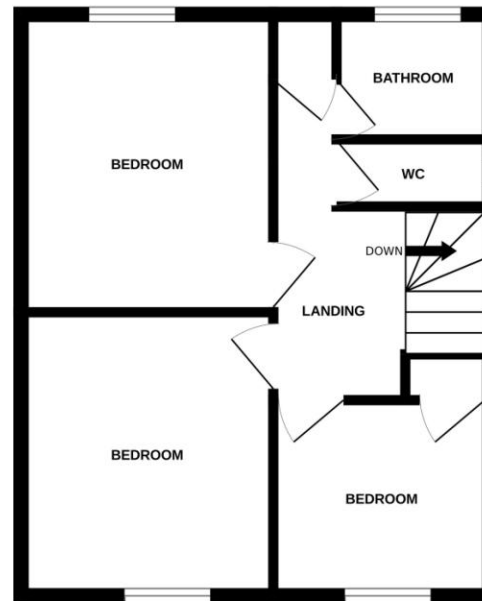
Generous garage/workshop with power and light connected, window to side elevation.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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.
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OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedystateagents.uk

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