



Kennedy & Co.

15 Friars Walk, Sandy

SG19 1QU

EPC: D

£275,000

- Staggered Terraced Property
- Dual Aspect Lounge / Dining Room
- Downstairs Cloakroom
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Gas Central Heating



A superb opportunity to purchase this surprisingly spacious three bedroom staggered terrace home, situated in an ideal location in Sandy within easy walking distance of the market square and train station. This superb property briefly boasts an entrance hall with cloakroom, very spacious 20'8" x 11'6" lounge/dining room, generous 12ft kitchen, and fitted first floor family bathroom along with a 12ft master bedroom and 11'5" guest bedroom. Externally this excellent home benefits from front garden and well maintained enclosed rear garden. Early viewings strongly advised. 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 Kings Cross

Glazed entrance door opening into:

ENTRANCE PORCH

Windows to both side aspects, part double glazed door opening into:

RECEPTION HALLWAY

Dog leg staircase rising to the first floor, under stairs storage cupboard, radiator, coving to ceiling, storage cupboard, white panel doors off to:

CLOAKROOM

Upvc double glazed window to the front aspect, two piece suite comprising low level Wc and wall mounted wash hand basin, coving to ceiling.

KITCHEN

12' 0" x 9' 6" (3.66m x 2.9m) Fitted with a range of base and matching eye level units, under pelmet lighting, ample work surface space with tiling to all

splash areas, inset 1 1/2 bowl sink unit, plumbing for washing machine and dishwasher, integral double oven, inset four ring gas hob with extractor over, coving to ceiling, Upvc double glazed door with full height windows to either side opening to the rear garden.

LOUNGE / DINING ROOM

20' 8" x 11' 6" max (6.3m x 3.51m) Dual aspect with Upvc double glazed window to the front and sliding Upvc double glazed patio doors to the rear, twin radiators, coving to ceiling.

FIRST FLOOR LANDING

Upvc double glazed window to the front aspect, over stairs cupboard, coving to ceiling, storage cupboard, doors off to all rooms.

BEDROOM ONE

12' 2" x 9' 8" (3.71m x 2.95m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

BEDROOM TWO

11' 5" x 10' 4" (3.48m x 3.15m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

BEDROOM THREE

10' 2" x 6' 9" (3.1m x 2.06m) Upvc double glazed window to the front aspect, radiator, loft access.

FAMILY BATHROOM

Upvc double glazed window to the front aspect, three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower, tiling to all splash areas, radiator.

REAR GARDEN

Large decked and gravelled area leading lawn, further patio area set to rear of the garden, enclosed by timber panel fencing, gated rear access, shed, tap.





Ground Floor



First Floor

COUNCIL TAX BAND

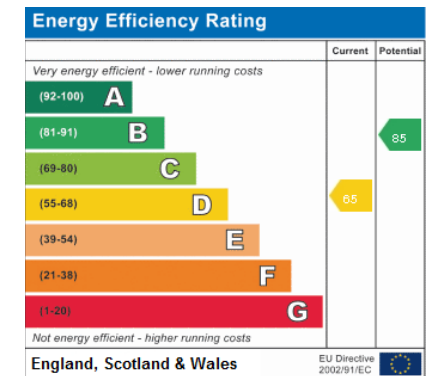
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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 17 Market Square
 Sandy
 Bedfordshire
 SG19 1LA

T: 01767 692327
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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.