



Kennedy & Co.

17 Warkworth Close, Sandy

SG19 1TZ

EPC: D * No Upward Chain! *

£254,950

- No Upward Chain!
- Two Bedrooms
- Entrance Hall
- Fitted Kitchen
- Short Walk To Town Centre
- Spacious 15ft Lounge/Diner
- First Floor Wet Room/Bathroom
- Enclosed Rear Garden
- Private Off Road Parking For Two Cars



A superb opportunity to purchase this very well presented two bedroom modern home, which is offered with no upward chain, boasting a 15ft lounge/diner and private parking for two cars, situated in a sought after quiet location to the end of a cul-de-sac within easy walking distance of the market square.

This fine home briefly boasts an entrance hall, fitted kitchen, generous 15ft x 12ft lounge/diner, two bedrooms, and first floor family wet room/bathroom. Other benefits include no upward chain, uPVC double glazing throughout and gas to radiator central heating.

Externally the property offers an easy maintenance front garden, fully enclosed well maintained rear garden, and private off road parking for two cars.

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

Storm porch with composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, communicating doors to:

KITCHEN

8' 7" x 7' 9" (2.62m x 2.36m) uPVC double glazed window to front elevation with fitted blind, fitted kitchen comprising one bowl stainless steel sink/drainers unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in oven, built in four burner gas hob over, space and plumbing for washing machine, 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.

LOUNGE/DINER

15' x 12' 7" (4.57m x 3.84m) uPVC double glazed French doors to rear elevation and two electronically opening uPVC double glazed windows to rear elevation, two single panel radiators, stairs rising to first floor.

FIRST FLOOR

LANDING

Single panel radiator, access to loft space, built in airing cupboard housing 'Mega-Flo' hot water cylinder, communicating doors to:

MASTER BEDROOM

11' 3" x 9' 2" (3.43m x 2.79m) uPVC double glazed window to rear elevation with fitted blind, single panel radiator, built in storage cupboard over stairs plus built in double wardrobe.

BEDROOM TWO

9' 5" x 6' 2" (2.87m x 1.88m) uPVC double glazed window to front elevation with fitted blind, single panel radiator, built in storage cupboard.

WET ROOM/BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted two piece white suite comprising low level W.C and wash hand basin, plus enclosed shower area with fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan.

EXTERNALLY

FRONT

Paved pathway to entrance door, mainly laid to shingle, timber store.

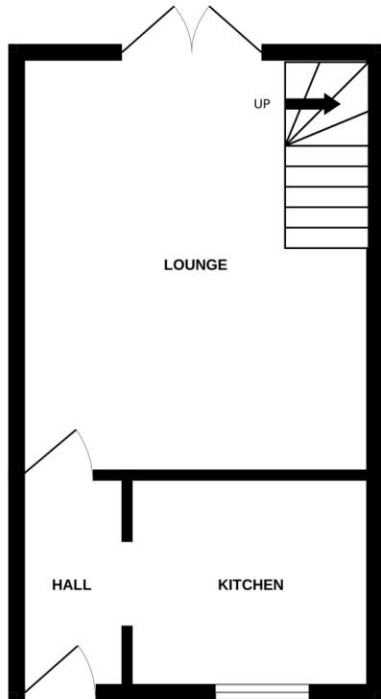
Private off road parking for two vehicles.

REAR GARDEN

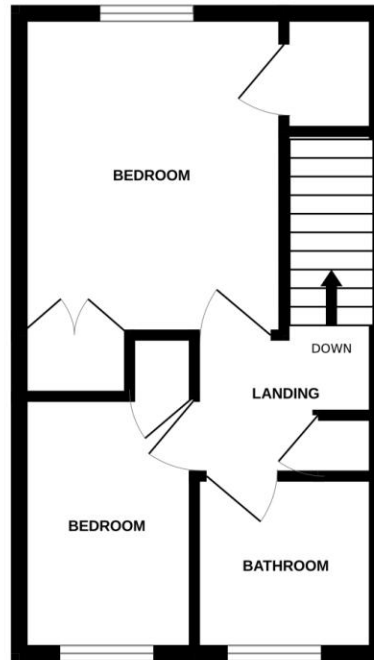
Fully enclosed rear garden, initial paved patio area with artificial lawn, raised shrub planter, gated access to rear.



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.
Made with Metropix ©2023

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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