



Kennedy & Co.

7 Braybrook, Sandy

SG19 1EQ

EPC: TBA

£239,950

- Well Presented Two Bedroom Home
- Entrance Hall
- Fitted Kitchen
- Spacious 15ft Lounge
- Enclosed Rear Garden
- uPVC Double Glazed Conservatory
- Re-Fitted Shower Room
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Combination Boiler



A fantastic opportunity to purchase this very well presented two bedroom modern terrace home, boasting a 15ft lounge, uPVC double glazing throughout and gas to radiator central heating with combination boiler, situated in a small cul-de-sac location within Sandy.

This superb home briefly boasts an entrance hall, fitted kitchen, spacious 15ft lounge, uPVC double glazed conservatory, and re-fitted first floor shower room

Other benefits include uPVC double glazing throughout, and gas to radiator central heating with combination boiler.

Externally this ideal first time/investment buy benefits from an easy maintenance enclosed rear garden, front garden with external storage cupboard and off road parking available.

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

Entrance porch with built-in storage cupboard plus uPVC double glazed entrance door to:

ENTRANCE HALL

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

KITCHEN

8' 4" x 8' 1" (2.54m x 2.46m) uPVC double glazed window to front elevation, fitted kitchen comprising one bowl stainless steel sink drainer unit with mixer taps over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, fitted stainless steel oven with fitted 4 burner gas hob over, tiling to all splash areas, further range of wall units incorporating fitted extractor hood, wall mounted gas combination boiler, vinyl tiled effect flooring.

LOUNGE

15' 9" x 11' 7" (4.8m x 3.53m) Double panel radiator and single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, vinyl wood effect flooring, uPVC double glazed French doors to:

CONSERVATORY

8' 10" x 7' 4" (2.69m x 2.24m) uPVC double glazed conservatory, door to garden, tiled flooring.

FIRST FLOOR

LANDING

Access to loft space, large built-in storage cupboard, communicating doors to:

MASTER BEDROOM

11' 7" x 11' 2" (3.53m x 3.4m) Two uPVC double glazed windows to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

9' 5" x 6' 5" (2.87m x 1.96m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, fitted three piece white suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, fully tiled to all splash areas, vinyl tiled effect flooring.

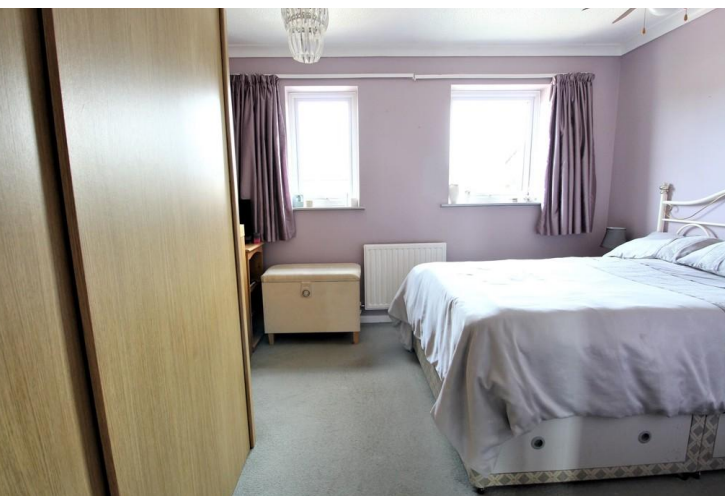
EXTERNALLY

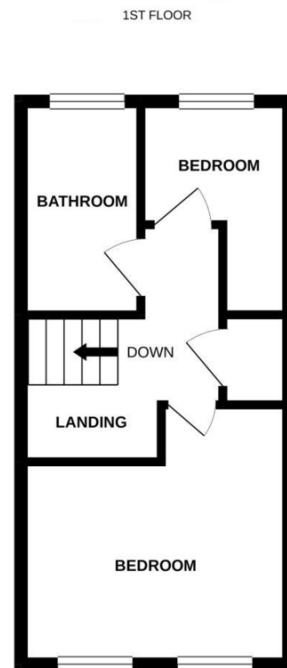
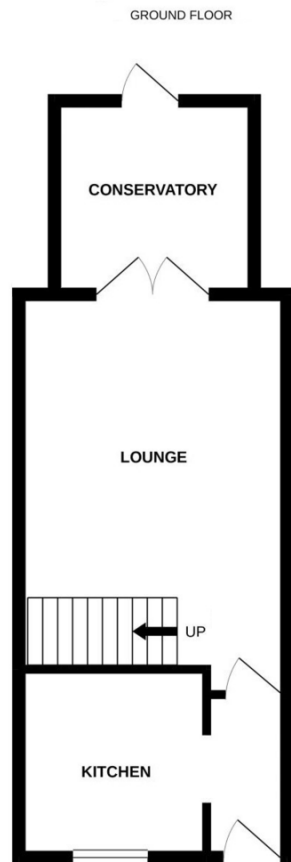
FRONT

Easy maintenance front garden laid to shingle with pathway to entrance door, off road parking available.

REAR GARDEN

Fully enclosed easy maintenance rear garden, laid to shingle with tree and shrub beds, gated access to rear.





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 herein, 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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