



**Kennedy  
& Co.**

16 Albion Court, Sandy

SG19 1EA

EPC: C

£300,000

- Three Bedroom Modern Home
- Entrance Hall With Modern Cloakroom
- Spacious 23ft x 12ft Lounge
- Generous Modern Fitted Kitchen
- Modern Family Bathroom
- Enclosed Rear Garden
- Driveway For 1-2 Vehicles
- Short Walk To Town Centre





**A superb opportunity to purchase this well presented three bedroom end of terrace home, situated in a sought after quiet cul-de-sac location within very easy walking distance of the town centre and train station, backing on to open playing fields with delightful views.**

**This excellent home briefly boasts an entrance hall with modern fitted cloakroom, spacious modern fitted kitchen, generous 23ft x 12ft lounge, modern fitted family bathroom, and three bedrooms.**

**Other benefits include uPVC double glazing throughout and gas to radiator central heating.**

**Externally the property benefits from an enclosed rear garden and mono-bloc paved driveway providing off road parking for 1-2 vehicles.**

**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:

#### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor, laminated wood effect flooring, coving to ceiling, communicating doors to:

#### **CLOAKROOM**

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted two piece white suite comprising low level W.C and wash hand basin, tiled flooring, tiled to all splash areas.

### **KITCHEN**

12' 0" x 9' 8" (3.66m x 2.95m) uPVC double glazed window to front elevation, single panel radiator, fitted modern kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, rolled top work surfaces, range of fitted base units incorporating built in stainless steel double oven with built in stainless steel four burner gas hob over, space for fridge/freezer, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring.

### **LOUNGE**

23' 6" x 12' 0" (7.16m x 3.66m) Two uPVC double glazed windows to rear elevation, further uPVC double glazed French doors to rear elevation, two single panel radiators, built in under stairs storage cupboard, coving to ceiling.

## FIRST FLOOR

### LANDING

Single panel radiator, access to loft space, built in airing cupboard housing gas combi boiler, coving to ceiling, communicating doors to:

### MASTER BEDROOM

13' 2" x 8' 10" (4.01m x 2.69m) Two uPVC double glazed windows to rear elevation, single panel radiator, two built in double wardrobes, coving to ceiling.

### BEDROOM TWO

16' 0" x 8' 3" (4.88m x 2.51m) Two uPVC double glazed windows to front elevation, single panel radiator, built in storage cupboard, coving to ceiling.

### BEDROOM THREE

8' 10" x 7' 5" (2.69m x 2.26m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

### BATHROOM

Light tunnel, wall mounted heated towel rail, fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer taps over, panelled bath with mixer taps and fitted shower over plus glass shower screen, fully tiled to all splash areas, tiled flooring, extractor fan, coving to ceiling.

### EXTERNALLY

#### FRONT

Paved pathway to entrance door, planted front garden area, mono-block paved driveway providing off road parking or 1-2 vehicles, gated access to side leading to:

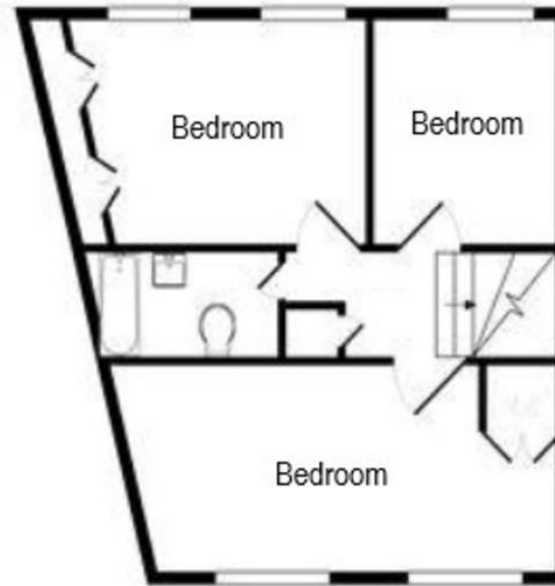
### REAR GARDEN

Fully enclosed rear garden enjoying views of the playing field, mainly laid to lawn with paved patio area, raised shrub bed, timber shed, gated access to rear.





**Ground Floor**



**First Floor**

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

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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.