



# Kennedy & Co.

21 Arran Close, Sandy

SG19 1QN

EPC: D

£194,950

- One Large Double Bedroom
- Entrance Hall
- Spacious 14ft Lounge
- Fitted Kitchen
- Off Road Parking
- First Floor Family Bathroom
- uPVC Double Glazing
- Enclosed Rear Garden
- Overlooking Open Green With Share of Ownership



**An excellent opportunity to purchase this excellent one large double bedroom terraced home, situated to the end of a very quiet cul-de-sac location within easy walking distance of the town centre, boasting its own private rear garden, allocated off road parking and a share of the large green to the front.**

**The property briefly boasts an entrance hall, spacious 14ft lounge, fitted kitchen, generous 14ft double bedroom and first floor family bathroom.**

**Externally this superb home offers a private enclosed rear garden, allocated off road parking, and an excellent open green to the front, with a share of the green belonging to the property.**

**Early viewings on this ideal first time/investment buy are highly recommended.**



**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 double glazed entrance door to:

### **ENTRANCE HALL**

Open plan design to:

### **LOUNGE**

14' 6" x 12' 6" (4.42m x 3.81m) Dual aspect room, uPVC double glazed window to front elevation, further uPVC double glazed sliding patio doors to rear elevation, two wall mounted electric heaters, stairs rising to first floor with built in storage cupboard below, archway to:



### **KITCHEN**

8' 8" x 6' (2.64m x 1.83m) uPVC double glazed window to rear elevation, fitted kitchen comprising of one bowl stainless steel sink drainer unit, rolled top work surfaces, range of fitted base units incorporating built in oven, built in four burner electric hob over, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall units incorporating fitted stainless steel extractor hood, vinyl tiled effect flooring.

### **FIRST FLOOR**

### **LANDING**

Built in airing cupboard housing hot water cylinder, communicating doors to:

### MASTER BEDROOM

14' 6" x 9' 2" (4.42m x 2.79m) uPVC double glazed window to front elevation, wall mounted electric heater, access to loft space.

### BATHROOM

uPVC obscure double glazed window to rear elevation, wall mounted electric fan heater, fitted three piece suite comprising of low level W.C, wash hand basin, panelled bath with fitted power shower over, tiled to all splash areas, extractor fan.

### EXTERNALLY

#### FRONT

Allocated off road parking for one vehicle.

Laid to lawn over looking open green to front, small paved patio area, paved pathway to entrance door, built in external store.

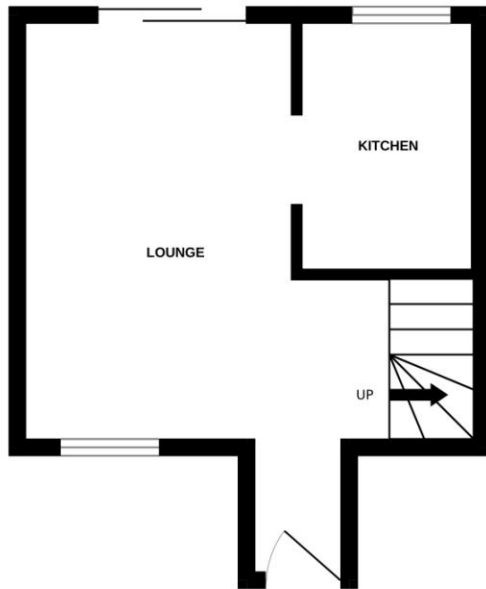
Our client has also informed us that a share of the large open green to the front of the property belongs to the property and can be used for personal use.

#### REAR GARDEN

Fully enclosed easy maintenance rear garden, very private and not overlooked, paved patio area with outside tap, further shingled area.



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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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