



Kennedy & Co.

32 High Road, Beeston

SG19 1PA

EPC: F

O.I.E.O £210,000

- Two Double Bedroom Home
- Entrance Lobby
- Sitting Room
- Dining Room
- Fitted Kitchen
- Family Bathroom
- Generous Enclosed Rear Garden
- Private Off Road Parking For 2 Vehicles



An excellent opportunity to purchase this two double bedroom mid-terrace period home, which benefits from a larger than average rear garden and the rare benefit of private off road parking for two vehicles, situated within the popular village of Beeston.

This delightful property briefly boasts a sitting room, separate dining room, fitted kitchen, fitted family bathroom and two double bedrooms. Other benefits include gas to radiator central heating with replaced combination boiler, and uPVC double glazing.

Externally the property benefits from a small front garden, generous enclosed rear garden with brick built outbuildings, and private off road parking for two vehicles.

Early viewings are strongly recommended on this ideal first time or investment property.

Beeston is situated within a short drive of Sandy, which 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

Composite entrance door to:

ENTRANCE LOBBY

Window to front elevation, door to:

LOUNGE

12' 1" x 11' (3.68m x 3.35m) (currently being used as a 3rd bedroom) uPVC double glazed window to front elevation with fitted blind, double panel radiator, coving to ceiling, door to:

DINING ROOM

12' 1" x 10' (3.68m x 3.05m) uPVC double glazed window to rear elevation, double panel radiator, stairs rising to first floor, laminated wood effect flooring, coving to ceiling, door to:

KITCHEN

8' 8" x 6' (2.64m x 1.83m) uPVC double glazed window to side elevation and uPVC door to side elevation, fitted kitchen comprising ceramic butler sink with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating extractor hood, wall mounted gas combination boiler, vinyl tiled flooring, door to:

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas, tiled flooring.

FIRST FLOOR

LANDING

Communicating doors to:

MASTER BEDROOM

12' x 11' (3.66m x 3.35m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling, access to loft space.

BEDROOM TWO

10' x 9' 4" (3.05m x 2.84m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling, built in storage recess, laminated wood effect flooring.

EXTERNALLY

FRONT

Small front garden retained by timber fencing, mainly laid to shingle, gated pathway to entrance door.

REAR

Initial courtyard area with timber lean to, outside tap, walkway to main garden plus personnel doors to:

BRICK OUTBUILDING

8' 10" x 8' 7" (2.69m x 2.62m) Brick built outbuilding, window to front elevation, power connected, ideal for conversion to home office.

UTILITY ROOM

uPVC double glazed window to rear elevation, space and plumbing for washing machine, power and light connected.

GARDEN

Fully enclosed generous rear garden, mainly laid to lawn with tree and shrub border, raised patio area to rear with access gate leading to:

Private off road parking for 2 vehicles.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
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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.