



Kennedy & Co.

173 St. Neots Road, Sandy

SG19 1BU

EPC: D * No Upward Chain! *

£239,950

- Two Double Bedroom Home
- No Upward Chain and Sensibly Priced To Sell!
- Sitting Room With Open Fireplace
- Fitted Kitchen
- Shower Room
- Driveway Providing Off Road Parking
- Generous Enclosed Rear Garden
- uPVC Double Glazing Throughout



An excellent opportunity to purchase this two double bedroom delightful period home, which has sensibly priced to sell and is offered with no upward chain, with the rare benefit of a driveway providing off road parking and generous rear garden, situated within a sought after location in Sandy.

This delightful property briefly boasts a sitting room with brick built open fireplace, fitted kitchen, shower room and two double bedrooms. Other benefits include no upward chain, gas to radiator central heating with combination boiler and uPVC double glazing throughout.

Externally the property benefits from a shingled driveway providing off road parking, and a generous larger than average fully enclosed rear garden.

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

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:

LOUNGE

11' 8" x 10' 10" (3.56m x 3.3m) uPVC double glazed window to front elevation, single panel radiator, feature brick built open fireplace, laminated wood effect flooring, picture rail, sunken spotlighting, door to:

KITCHEN

11' 8" x 9' (3.56m x 2.74m) uPVC double glazed window to rear elevation, fitted kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven with built in stainless steel four burner gas hob over, space and plumbing for dishwasher, tiled to splash areas, further range of wall mounted units, tiled flooring, stairs rising to first floor with built in under stairs storage cupboard, doorway to:

REAR LOBBY

uPVC obscure double glazed door to side elevation, tiled flooring, built in storage cupboard with space and plumbing for washing machine, door to:

SHOWER ROOM

uPVC obscure double glazed window to side elevation, single panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin, tiled sunken shower area with fitted shower over and glass shower screen, tiled to all splash areas, tiled flooring, extractor fan.

FIRST FLOOR

LANDING

Wall mounted gas combi boiler, communicating doors to:

MASTER BEDROOM

11' 8" x 11' (3.56m x 3.35m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

9' 1" x 9' (2.77m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator.

EXTERNALLY

FRONT

Shingled driveway providing off road parking for one car, mono-block paved pathway to entrance door.

REAR

Initial shingled courtyard area with outside tap and neighbouring right of way access, gated access to:

GARDEN

Fully enclosed generous rear garden, mainly laid to lawn.





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.