



Kennedy & Co.

96 St. Neots Road, Sandy

SG19 1LQ

EPC: D * No Upward Chain! *

£269,000

- Two Double Bedroom End Terrace Home
- No Upward Chain!
- Sitting Room
- Separate Dining Room
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Rear Garden In Excess of 100ft In Length
- Private Off Road Parking



An excellent opportunity to purchase this well presented and improved two double bedroom end of terraced period home, benefitting from no upward chain, private off road parking and a rear garden in excess of 100ft in length, situated in an ideal sought after location within walking distance to the town centre.

The property briefly boasts a sitting room with bay window, separate dining room, re-fitted modern kitchen, fitted bathroom, and two double bedrooms.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with combination boiler and no upward chain.

Externally the property benefits from an enclosed easy maintenance front garden, shared driveway leading to private off road parking, and an



excellent generous rear garden approaching 120ft in length from the rear of the property.

Offered with no upward chain, early viewings are strongly encouraged.

PARTICULARS

uPVC obscure double glazed entrance door to:

LOUNGE

12' x 10' 10" (3.66m x 3.3m) uPVC double glazed bay window to front elevation, double panel radiator, living flame gas fireplace with decorative wooden surround and tiled hearth, coving to ceiling, solid wooden flooring, door to:



DINING ROOM

12' x 11' (3.66m x 3.35m) uPVC double glazed window to rear elevation, double panel radiator, stairs rising to first floor, solid wooden flooring, coving to ceiling, door to:

KITCHEN

9' 10" x 7' 2" (3m x 2.18m) uPVC double glazed window to side elevation, further uPVC double glazed door to side elevation, chrome wall mounted heated towel rail, fitted modern kitchen comprising one bowl stainless steel sink drainer unit with mixer taps over, solid wood worksurfaces, range of base units incorporating built in stainless steel double oven and four burner electric stainless steel 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, wall mounted gas combination boiler, laminated wood effect flooring, door to:

BATHROOM

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

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

12' x 11' (3.66m x 3.35m) uPVC double glazed window to front elevation, double panel radiator, feature cast iron Victorian style fireplace, coving to ceiling.

BEDROOM TWO

11' x 9' 4" (3.35m x 2.84m) uPVC double glazed window to rear elevation, double panel radiator, built in storage cupboard over stairs, coving to ceiling.

EXTERNALLY

FRONT

Enclosed easy maintenance front garden retained by brick wall and iron gate, fully shingled with paved pathway to entrance door.

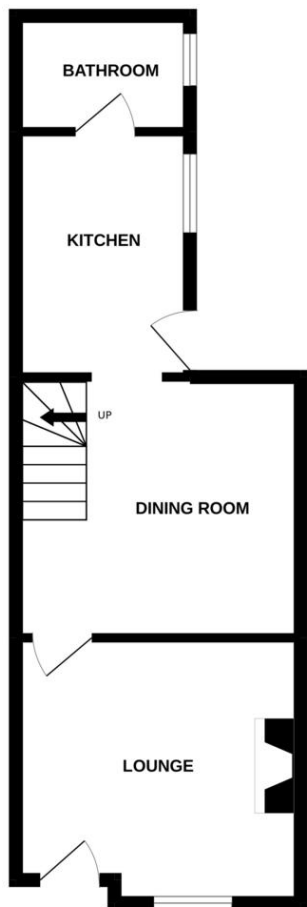
Shared access driveway to side leading to:

REAR GARDEN

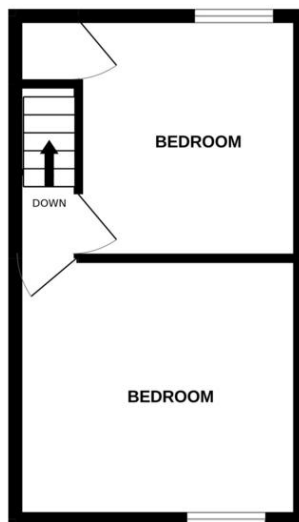
Approx. 120ft in length. Mono-block paved driveway providing private off road parking, initial area with outside tap and outside power points, fully enclosed main garden mainly laid to lawn, timber shed, neighbouring right of way access.



GROUND FLOOR



1ST FLOOR



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.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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