



**Kennedy
& Co.**

23 Belam Way, Sandy

SG19 1DB

EPC: D

O.I.E.O £250,000

- Spacious Three Bedroom Terrace Home
- No Upward Chain!
- Sitting Room With Bay Window
- Separate Dining Room
- Kitchen With Rear Lean-To
- Large Bathroom & Separate W.C
- uPVC Double Glazing
- Gas To Radiator Central Heating



An excellent opportunity to purchase this sensibly priced to sell spacious three bedroom terrace family home, offered with no upward chain, boasting generous separate reception rooms and larger than average front and rear gardens, situated in a quiet sought after no-through road location.

The property would benefit from modernisation and refurbishment throughout, and represents an excellent opportunity for further development to create the ideal home. The property currently boasts an entrance hallway, spacious 12ft x 12ft bay fronted lounge, generous dining room, kitchen, large family bathroom with separate W.C, and three bedrooms.

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

Externally this home benefits from a generous front garden and larger than average enclosed rear garden with brick outbuilding.

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

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

Storm porch with entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, coving to ceiling, communicating doors to:

LOUNGE

12' 9" x 12' 1" (3.89m x 3.68m) uPVC double glazed bay window to front elevation, gas fireplace, coving to ceiling.

KITCHEN

11' 5" x 7' 1" (3.48m x 2.16m) uPVC double glazed window to rear elevation, single panel radiator, stainless steel sink/drainer with mixer tap over, base and wall mounted units, space and plumbing for washing machine, space for cooker, built in pantry cupboard, vinyl flooring, door to rear lean-to and door to:

DINING ROOM

11' 5" x 11' (3.48m x 3.35m) uPVC double glazed window to rear elevation, double panel radiator, coving to ceiling.

LEAN TO/REAR LOBBY

Door to rear garden and door to side passageway, tap, personnel door to brick outbuilding.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

11' 7" x 9' 8" (3.53m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

11' x 9' 8" (3.35m x 2.95m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

8' 5" x 7' 6" (2.57m x 2.29m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs, coving to ceiling.

BATHROOM

Larger than average bathroom, uPVC obscure double glazed window to rear elevation, single panel radiator, fitted two piece suite comprising wash hand basin and panelled bath, tiled to all splash areas, built in airing cupboard housing hot water cylinder, large built in double doored storage cupboard.

W.C

uPVC obscure double glazed window to rear elevation, low level W.C.

EXTERNALLY

FRONT

Generous front garden, mainly laid to lawn with established trees and shrubs, pathway to entrance door.

REAR GARDEN

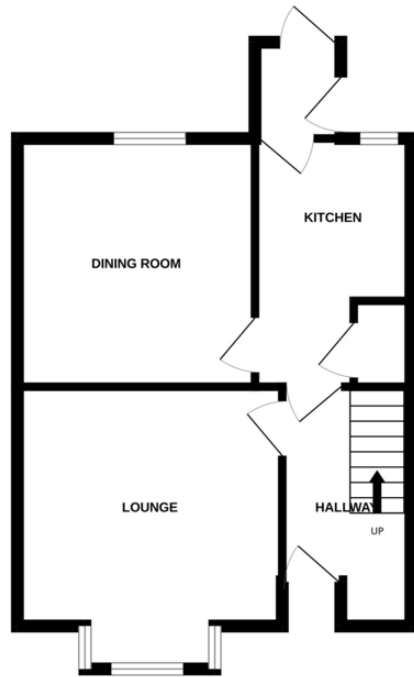
Generous enclosed rear garden, established trees and shrubs, greenhouse and summerhouse, personnel door to:

BRICK OUTBUILDING

Brick built outside store ideal for garden storage, currently connected via lean-to to the main property.



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.
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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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