



# Kennedy & Co.

24 Oak Close, Sandy

SG19 1QD

EPC: TBA

£250,000

- Improved Two Double Bedroom Home
- **No Upward Chain!**
- Spacious Lounge
- Generous Re-Fitted Modern Kitchen/Diner
- Re-Fitted Family Bathroom
- Enclosed Rear Garden
- Single Garage En-Bloc
- uPVC Double Glazing Throughout



**A superb opportunity to purchase this improved and well presented two double bedroom home, boasting a garage and no upward chain, situated to the end of a quiet cul-de-sac location within walking distance of the market square.**

**This fantastic home briefly boasts an entrance hall, spacious lounge, generous re-fitted modern kitchen/diner, two double bedrooms and re-fitted first floor bathroom.**

**The property also benefits from uPVC double glazing throughout, gas to radiator central heating with replaced combination boiler and no upward chain.**

**Externally this ideal first time or investment home benefits from a small front garden, fully enclosed rear garden, and a single garage en-bloc.**

**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**

uPVC double glazed window to side elevation, single panel radiator, door to:

### **LOUNGE**

12' 4" x 11' 9" (3.76m x 3.58m) uPVC double glazed window to front elevation, double panel radiator, stairs rising to first floor, door to:

### **KITCHEN/DINER**

11' 9" x 10' 9" (3.58m x 3.28m) uPVC double glazed window to rear elevation plus uPVC double glazed door to rear elevation, single panel radiator, re-fitted modern kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, stone effect work surfaces, range of base units incorporating built in stainless oven with built in four burner ceramic hob over, space and plumbing for washing machine, further range of wall mounted units incorporating fitted extractor hood and hidden wall mounted gas combination boiler, built in under stairs storage cupboard, ideal space for table and chairs, vinyl wood effect flooring.

## FIRST FLOOR

### LANDING

Access to loft space, built in storage cupboard, communicating doors to:

### MASTER BEDROOM

11' 9" x 7' 8" (3.58m x 2.34m) uPVC double glazed window to front elevation, single panel radiator.

### BEDROOM TWO

11' 9" x 7' 1" (3.58m x 2.16m) Two uPVC double glazed windows to rear elevation, single panel radiator.

## BATHROOM

Single panel radiator, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

## EXTERNALLY

### FRONT

Small front garden laid to shingle.

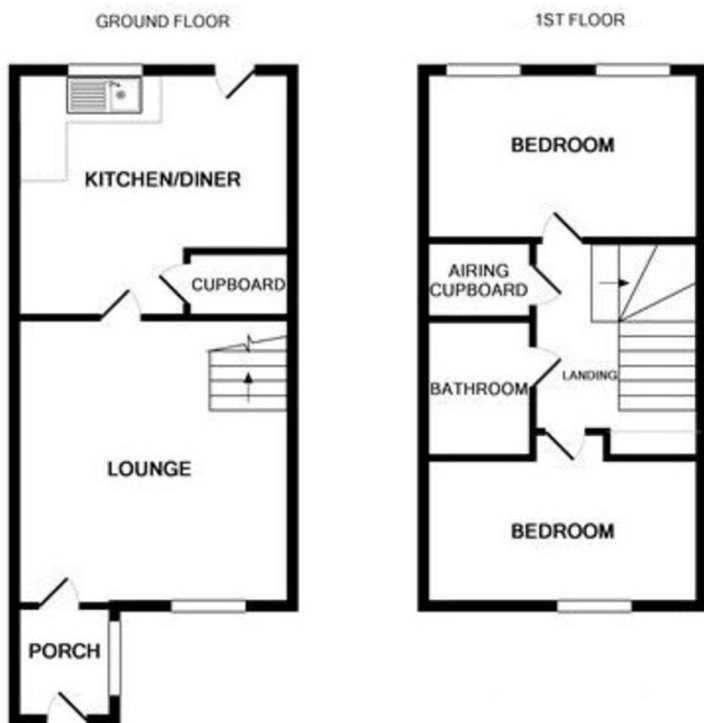
### REAR GARDEN

Fully enclosed rear garden, initial paved patio area, mainly laid to lawn.

### GARAGE

Single garage en-bloc, up and over door.





**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 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

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