



Kennedy & Co.

10 Braybrook, Sandy

SG19 1EQ

EPC: D * No Upward Chain! *

O.I.E.O £230,000

- Improved Well Presented Two Bedroom Home
- Entrance Hall
- Re-Fitted Modern Kitchen
- Spacious 15ft Lounge
- No Upward Chain
- uPVC Double Glazed Conservatory
- Re-Fitted Family Bathroom
- Easy Maintenance Enclosed Rear Garden
- Front Garden With External Storage Cupboard



A fantastic opportunity to purchase this very well presented two bedroom modern terrace home, boasting replaced uPVC double glazing throughout and gas to radiator central heating with new combination boiler, situated in a small cul-de-sac location within Sandy.

This superb home briefly boasts an entrance hall, re-fitted modern kitchen, spacious 15ft lounge, uPVC double glazed conservatory, and re-fitted modern first floor bathroom.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with new combi boiler and no upward chain!

Externally this ideal first time/investment buy benefits from an easy maintenance enclosed rear garden, front garden with external storage cupboard and off road parking for two vehicles available.

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

Entrance porch with built-in storage cupboard plus replaced composite double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, laminate tiled flooring, coving to ceiling, communicating doors to:

KITCHEN

8' 4" x 8' 1" (2.54m x 2.46m) uPVC double glazed window to front elevation, re-fitted modern kitchen comprising one bowl stainless steel sink drainer unit with mixer taps over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, fitted stainless steel oven with fitted 4 burner stainless steel gas hob over, fitted wine rack, tiling to all splash areas, further range of wall units incorporating fitted stainless steel extractor hood, newly replaced wall mounted gas combination boiler, laminate tiled flooring, coving to ceiling.

LOUNGE

15' 9" x 11' 9" (4.8m x 3.58m) Double panel radiator and single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, laminated wood effect flooring, uPVC double glazed French doors to:

CONSERVATORY

10' 5" x 8' (3.18m x 2.44m) uPVC double glazed conservatory with fitted blinds, double panel radiator, double doors to garden, laminated wood effect flooring, ceiling fan with lighting, power points.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

11' 8" x 11' 4" (3.56m x 3.45m) Two uPVC double glazed windows to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

9' 4" x 6' 5" (2.84m x 1.96m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, re-fitted three piece white suite comprising of low level W.C, wash hand basin, panelled bath with mixer tap over plus shower attachment over, fully tiled to all splash areas, vinyl wood effect flooring, coving to ceiling.

EXTERNALLY

FRONT

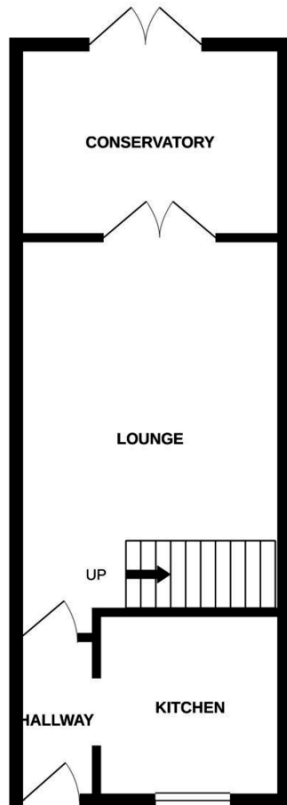
Easy maintenance front garden laid to slate with pathway to entrance door, off road parking available for two vehicles.

REAR GARDEN

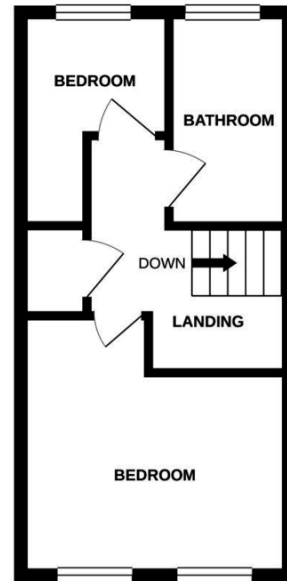
Fully enclosed easy maintenance rear garden, laid to artificial lawn with small paved patio area, timber shed, gated access to rear.



GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR
26.9 sq.m. (290 sq.ft.) approx.



TOTAL FLOOR AREA: 63.1 sq.m. (679 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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