



Kennedy & Co.

17 Arran Close, Sandy

SG19 1QN

EPC: D

Offers In Excess Of £200,000

- Two Bedroom Semi-Detached Home
- No Upward Chain
- Spacious 14ft Lounge
- Fitted Kitchen
- First Floor Family Bathroom
- uPVC Double Glazing
- Enclosed Rear Garden
- Allocated Off Road Parking



An excellent opportunity to purchase this two bedroom (former one bedroom) semi-detached home offered with no upward chain, situated to the end of a very quiet cul-de-sac location overlooking an open green to the front, within easy walking distance of the town centre, boasting its own private rear garden and allocated off road parking.

The property briefly boasts an entrance hall, spacious 14ft lounge, fitted kitchen, two bedrooms and first floor family bathroom.

Other benefits include no upward chain, uPVC double glazing and electric heating.

Externally this superb home offers a private enclosed rear garden, allocated off road parking, and an excellent open green to the front.



Early viewings on this ideal first time/investment buy are highly recommended.

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

Wooden flooring, door to:



LOUNGE

14' 6" x 12' 6" (4.42m x 3.81m) Dual aspect room, uPVC double glazed window to rear elevation, further uPVC double glazed sliding patio doors to side elevation, two wall mounted electric heaters, wooden flooring, stairs rising to first floor with built in storage cupboard below, archway to:

KITCHEN

8' 8" x 6' (2.64m x 1.83m) uPVC double glazed window to rear elevation, fitted kitchen comprising of one and a half bowl stainless steel sink drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in oven, built in four burner electric hob over, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall units, wooden flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

9' 2" x 8' 10" (2.79m x 2.69m) uPVC double glazed window rear elevation, access to loft space.

BEDROOM TWO

9' 2" x 5' 6" (2.79m x 1.68m) uPVC double glazed window to side elevation.

BATHROOM

uPVC obscure double glazed window to front elevation, wall mounted electric fan heater, fitted three piece suite comprising of low level W.C, wash hand basin, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, vinyl tiled effect flooring.

EXTERNALLY

FRONT

Laid to lawn area, paved pathway to entrance door, built in external store, gated access to:

REAR GARDEN

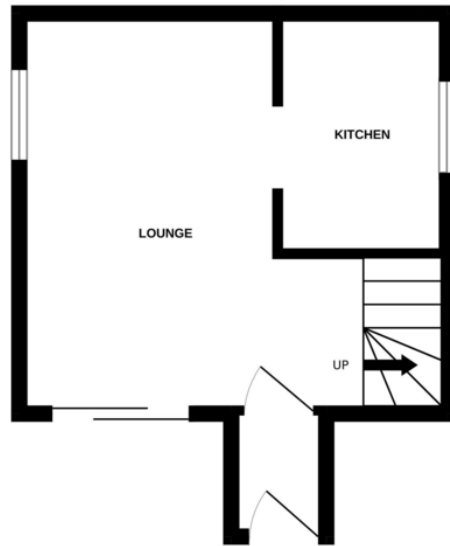
Fully enclosed rear garden, initial paved patio area, mainly laid to lawn.

PARKING

Private Allocated off road parking for one vehicle.



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.
Made with Metropix ©2023

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