



**Kennedy  
& Co.**

132b St. Neots Road, Sandy

SG19 1BS

EPC: TBA

£269,950

- Two Double Bedroom End Terrace Home
- Entrance Hall
- Spacious Lounge
- Re-Fitted Modern Kitchen/Diner
- Newly Re-Fitted First Floor Shower Room
- uPVC Double Glazed Conservatory
- Single Garage & Off Road Parking
- Enclosed Rear Garden



An excellent opportunity to purchase this improved and very well presented two double bedroom end of terrace home, boasting private off road parking, garage and conservatory, situated in a sought after area of Sandy within walking distance of the market square.

This fantastic home briefly boasts an entrance hall, spacious lounge, re-fitted modern kitchen/diner, uPVC double glazed conservatory, newly re-fitted first floor shower room and two double bedrooms.

The property also benefits from recently replaced uPVC double glazing throughout, and gas to radiator central heating with combination boiler.

Externally this ideal first time or investment home benefits from a small front garden, fully enclosed rear garden, private off road parking and a single garage.

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**

Replaced composite double glazed entrance door to:

#### **ENTRANCE HALL**

uPVC double glazed window to front elevation, door to:

#### **LOUNGE**

12' 4" x 11' 10" (3.76m x 3.61m) uPVC double glazed window to front elevation with fitted blind, double panel radiator, feature electric flame effect fireplace, coving to ceiling, stairs rising to first floor, door to:

#### **KITCHEN/DINER**

11' 10" x 10' 8" (3.61m x 3.25m) uPVC double glazed window to rear elevation, double panel radiator, re-fitted modern kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, high gloss rolled top work surfaces, range of base units incorporating built in oven with built in four burner gas hob over, space and plumbing for washing machine, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, hidden replaced gas combination boiler, large built in under stairs storage cupboard, space for table and chairs, tiled flooring, uPVC double glazed door to:

#### **CONSERVATORY**

11' x 7' 1" (3.35m x 2.16m) uPVC double glazed conservatory, double doors to garden, vinyl tiled effect flooring, power and light points, tap.

## FIRST FLOOR

### LANDING

uPVC double glazed leaded window to side elevation with fitted blind, access to loft space, coving to ceiling, communicating doors to:

### MASTER BEDROOM

10' x 7' 9" (3.05m x 2.36m) uPVC double glazed box bay window to front elevation, single panel radiator, two built in double wardrobes.

### BEDROOM TWO

11' 10" x 7' 2" (3.61m x 2.18m) uPVC double glazed window to rear elevation with fitted blind, single panel radiator, coving to ceiling.

## SHOWER ROOM

Chrome wall mounted heated towel rail, newly re-fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower enclosure with fitted shower over, fully tiled to all elevations, wood effect tiled flooring, extractor fan, sunken spotlighting.

## EXTERNALLY

### FRONT

Front garden laid to shingle, pathway to entrance door plus gated access to side leading to:

### REAR GARDEN

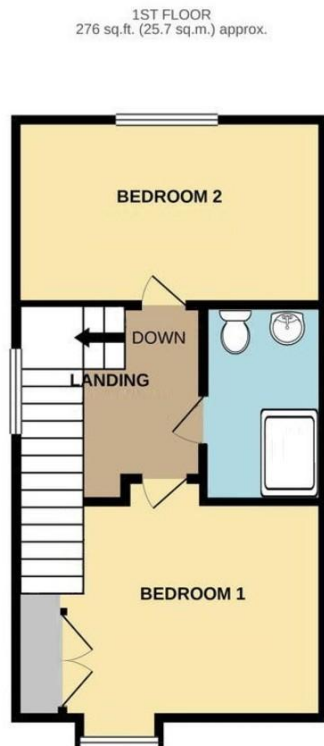
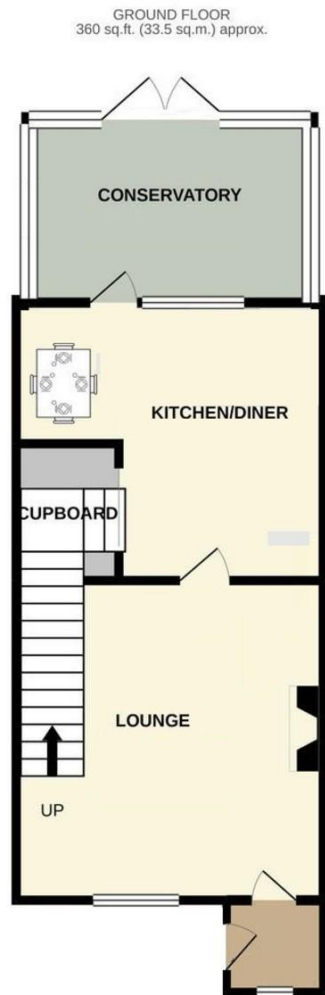
Fully enclosed rear garden, mainly laid to lawn with tree and shrub borders, timber shed, gated access to rear leading to:

## GARAGE

Single garage en-bloc, up and over door.

Private off road parking for one vehicle next to garage.





TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.  
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

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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