



# Kennedy & Co.

17 Kings Road, Sandy

SG19 1EJ

EPC: TBA

£275,000

- Spacious Three Bedroom Semi-Detached Home
- **No Upward Chain!**
- Generous 13ft Lounge
- Separate Dining Room
- Single Garage
- Fitted Kitchen
- Separate Utility Room
- First Floor Family Bathroom
- Front Garden and Enclosed Rear Garden



**A superb opportunity to purchase this sensibly priced spacious three bedroom semi-detached family home, offered with no upward chain, boasting generous accommodation and ample off road parking with garage, situated in a sought after quiet no-through road location within a very short walk of the town centre.**

**This property requires complete modernisation and refurbishment throughout, and represents an excellent opportunity for further development and to create the ideal home. The property currently boasts an entrance hallway, spacious 13ft lounge, separate open plan dining area, fitted kitchen, first floor family bathroom, and three good sized bedrooms including a spacious 13ft master.**

**Other benefits include no upward chain and uPVC double glazing throughout.**

**Externally this home benefits from a front garden, large driveway providing off road parking for three vehicles, single garage with power and light connected, and an enclosed rear garden.**

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

### **PARTICULARS**

Timber entrance door to:

### **ENTRANCE HALL**

uPVC obscure double glazed window to front elevation, stairs rising to first floor, communicating doors to:

### **LOUNGE**

13' 10" x 11' 9" (4.22m x 3.58m) uPVC double glazed window to front elevation, electric feature fireplace, open plan design to:

### **DINING ROOM**

10' 5" x 10' (3.18m x 3.05m) uPVC double glazed door to rear elevation, door to:

### **KITCHEN**

10' 4" x 7' 6" (3.15m x 2.29m) uPVC double glazed window to side elevation, fitted kitchen comprising one and a half bowl stainless steel sink/drainers unit with mixer tap over, fitted work surfaces, range of base units with space for cooker, tiled to all splash areas, range of wall mounted units, door to:

### UTILITY ROOM/REAR LOBBY

7' 3" x 4' 4" (2.21m x 1.32m) uPVC double glazed door to rear elevation, space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to side elevation, access to loft space, communicating doors to:

#### MASTER BEDROOM

13' 10" x 8' 6" (4.22m x 2.59m) uPVC double glazed window to front elevation, two built in double wardrobes. built in double doored airing cupboard housing hot water cylinder.

### BEDROOM TWO

10' 6" x 9' 9" (3.2m x 2.97m) uPVC double glazed window to rear elevation, two built in double wardrobes.

### BEDROOM THREE

11' x 7' 4" (3.35m x 2.24m) uPVC double glazed window to side elevation, built in double wardrobe.

### BATHROOM

Dual aspect room, uPVC double glazed windows to side elevation and rear elevation, electric heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, vinyl flooring.

### EXTERNALLY

#### FRONT

Mainly laid to lawn, driveway to side providing off road parking for up to three vehicles, gated access to:

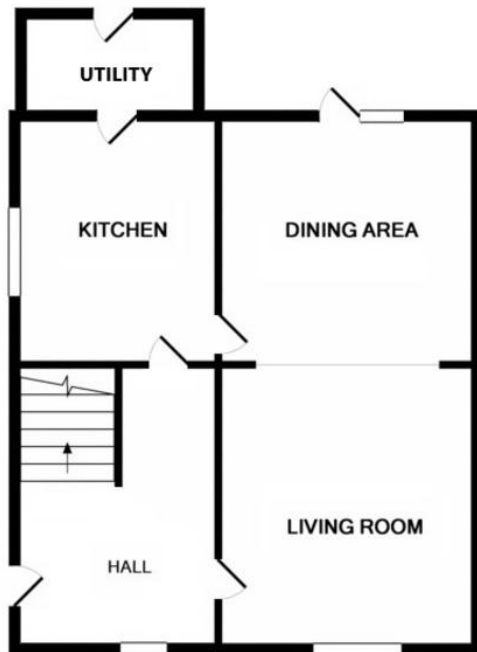
#### REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn, timber shed with power and light connected.

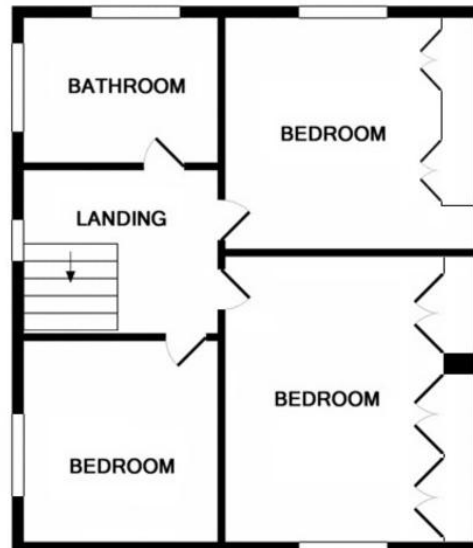
#### GARAGE

Up and over door, power and light connected.





GROUND FLOOR



1ST FLOOR

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

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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