



Kennedy & Co.

82a St. Neots Road, Sandy

SG19 1LG

EPC: D

£230,000

- Two Bedroom Modern Home
- No Upward Chain!
- Sensibly Priced To Sell
- Entrance Hall
- Spacious 22ft Lounge/Diner
- Fitted Kitchen
- Re-Fitted Family Bathroom
- Enclosed Rear Garden
- Parking For 2 Cars



An excellent opportunity to purchase this sensibly priced to sell and well presented two bedroom mid terrace home, offered with no upward chain boasting a 22ft lounge/diner and off road parking for 2 cars, situated in a sought after area of Sandy within walking distance of the market square.

This fantastic home briefly boasts an entrance hall, spacious 22ft lounge/diner, fitted kitchen, re-fitted first floor bathroom and two bedrooms. The property also benefits from no upward chain and uPVC double glazing throughout.

Externally this ideal first time or investment home benefits from an easy maintenance front garden, fully enclosed rear garden with generous timber store, and allocated private off road parking for two vehicles.



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

Electric storage heater, stairs rising to first floor, vinyl wood effect flooring, door to:

LOUNGE/DINER

22' 5" x 12' 2" (6.83m x 3.71m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed French doors to rear elevation, two electric storage heaters, built in under stairs storage cupboard, vinyl wood effect flooring, archway to:



KITCHEN

7' 10" x 5' 9" (2.39m x 1.75m) uPVC double glazed window to rear elevation, fitted kitchen comprising one bowl stainless steel sink/drainage unit, wood effect work surfaces, range of fitted base units incorporating built in stainless steel oven with 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 mounted units incorporating fitted extractor hood, vinyl wood effect flooring.

FIRST FLOOR

LANDING

Communicating doors to:

MASTER BEDROOM

11' 5" x 8' 8" (3.48m x 2.64m) uPVC double glazed window to front elevation, electric heater, large built in storage cupboard over stairs plus further built in airing cupboard over stairs housing hot water cylinder.

BEDROOM TWO

11' x 5' 9" (3.35m x 1.75m) uPVC double glazed window to rear elevation, electric heater.

BATHROOM

uPVC obscure window to rear elevation, electric fan heater, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring.

EXTERNALLY

FRONT

Laid to artificial lawn with pathway to entrance door.

REAR GARDEN

Fully enclosed rear garden, fully paved with generous timber store, gated access to rear leading to:

Private parking area with allocated off road parking for 2 vehicles.





COUNCIL TAX BAND

Tax band C

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

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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