



# Kennedy & Co.

5 Park Road, Sandy

SG19 1JB

EPC: TBA \* No Upward Chain! \*

£139,950

- Unique One Double Bedroom Maisonette
- No Upward Chain!
- Entrance Hall
- Generous 17ft Kitchen/Diner
- Spacious 21ft Lounge
- Family Bathroom
- Short Walk To Train Station
- Ideal First Time/Investment Buy



**An excellent and rare opportunity to purchase this unique and very spacious one double bedroom split level maisonette, ideally situated in the town centre of Sandy, within a short walk of the train station, benefitting from no upward chain.**

**This superb apartment forms part of Cobbler's Cottage which was restored in 1981, and briefly boasts an entrance hall, generous 17ft kitchen/diner, very spacious 21ft lounge, one double bedroom, and family bathroom. Other benefits include no upward chain, and gas to radiator central heating with recently replaced gas combination boiler.**

**This property would ideally be purchased along with the remainder of Cobblers Cottage, which is also available, and would help to create a bigger two bedroom semi-detached home.**

**Offered with no upward chain, this ideal first time/investment buy must be viewed early to avoid disappointment.**

**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**

Timber entrance door to:

### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, door to:

### **KITCHEN/DINER**

17' x 6' 8" (5.18m x 2.03m) Dual aspect room, uPVC double glazed windows to both front and side elevations, double panel radiator, fitted kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, fitted base units incorporating space for cooker, space for fridge, space and plumbing for washing machine. tiled to all splash areas, wall mounted units, wall mounted gas combination boiler.

### **FIRST FLOOR**

### **LOUNGE**

21' 6" x 8' 8" (6.55m x 2.64m) Dual aspect room, uPVC double glazed window to side elevation and window to front elevation, double panel radiator, communicating doors to:

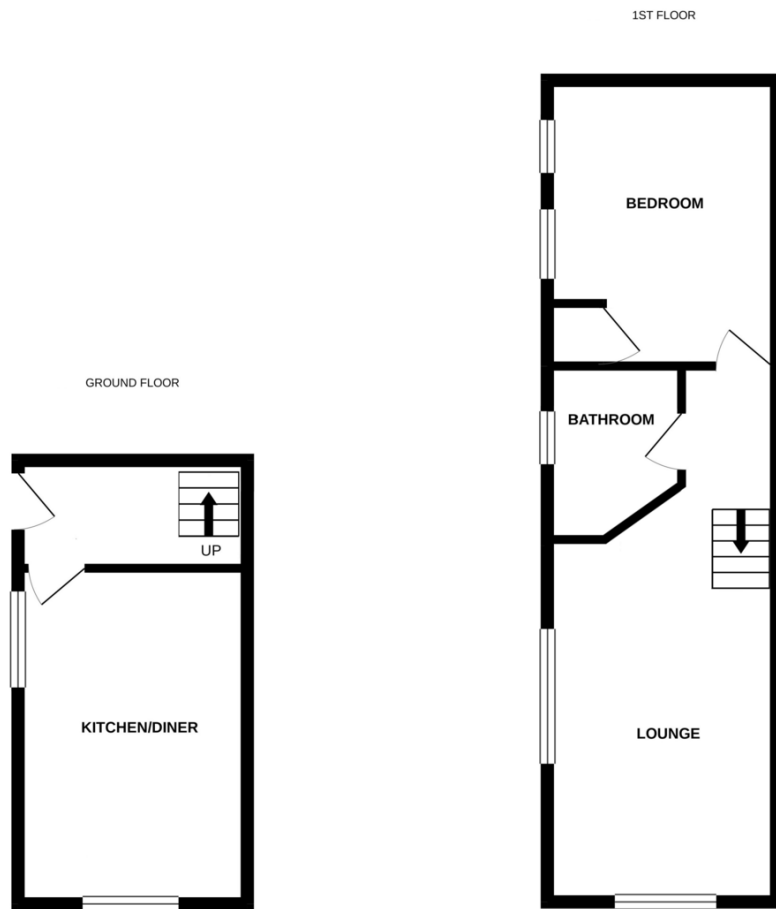
## **BEDROOM**

13' 5" x 8' 8" (4.09m x 2.64m) Two uPVC double glazed windows to front elevation, double panel radiator, built in airing cupboard housing hot water cylinder, built in storage cupboards, access to loft space.

## **BATHROOM**

uPVC double glazed obscure window to front elevation, double panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, and panelled bath, tiled to all splash areas, tiled flooring.





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 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.