



Kennedy & Co.

27 Berwick Way, Sandy

SG19 1TR

EPC: D

£299,950

- Three Bedroom End Terrace Home
- Entrance Hall With Cloakroom
- Very Spacious 14ft x 14ft Lounge
- Fitted Kitchen
- First Floor Family Bathroom
- Generous Enclosed Rear Garden
- Driveway Providing Parking For 2 Cars
- Short Walk To Town Centre



A superb opportunity to purchase this three bedroom end terrace home, benefitting from off road parking for two cars and a generous rear garden, ideally situated within easy walking distance of the town centre.

This property briefly boasts an entrance hall with cloakroom, very spacious 14ft x 14ft lounge, fitted kitchen, three bedrooms and first floor family bathroom.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating with replaced boiler.

Externally this property offers a driveway providing off road parking for two vehicles, front garden, and fully enclosed generous rear garden.



This excellent home 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

Entrance canopy with composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, solid wood flooring, communicating doors to:



CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, solid wood flooring, built in storage cupboard.

KITCHEN

9' 10" x 8' (3m x 2.44m) uPVC double glazed window to front elevation, fitted kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer tap over, fitted work surfaces, range of fitted base units incorporating built in stainless steel double 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 mounted units incorporating stainless steel extractor hood, wall mounted gas boiler, solid wood flooring.

LOUNGE

14' 8" x 14' 8" (4.47m x 4.47m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, two single panel radiators, solid wood flooring.

FIRST FLOOR

LANDING

Access to loft space, built in storage cupboard over stairs and built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

11' 8" x 8' (3.56m x 2.44m) uPVC double glazed window to front elevation, single panel radiator, built in mirrored wardrobes.

BEDROOM TWO

8' x 8' (2.44m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard.

BEDROOM THREE

8' x 6' 4" (2.44m x 1.93m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted three piece suite comprising 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, extractor fan.

EXTERNALLY

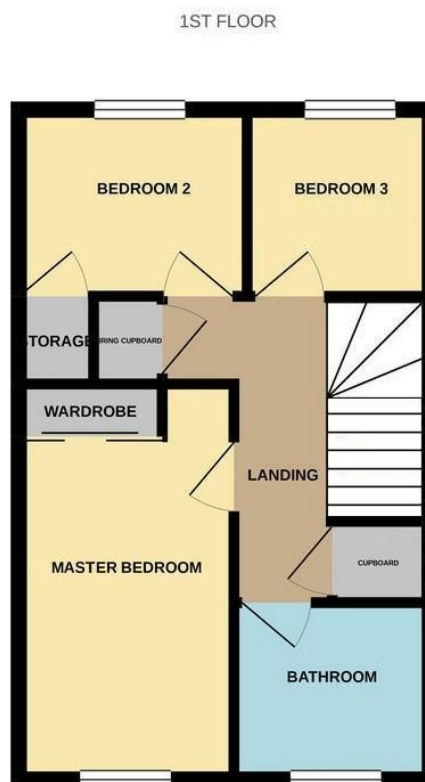
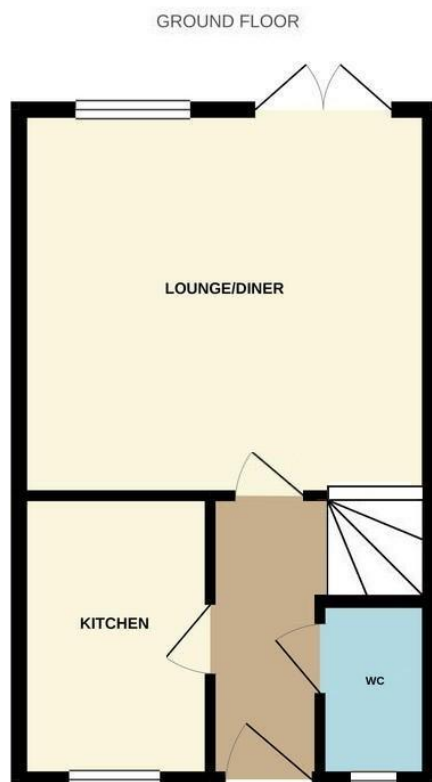
FRONT

Driveway providing off road parking for two cars, laid to lawn area with established trees and shrubs, outside tap.

REAR GARDEN

Fully enclosed rear garden, initial paved patio area, mainly laid to lawn, timber shed, gated access to side.





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 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.

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