



Kennedy & Co.

11 Church Path, Sandy

SG19 1ET

EPC: D

£289,950

- Two Double Bedroom End Terrace Home
- Entrance Hall
- Spacious 16ft Sitting Room With Open Fireplace
- Generous 12ft Re-Fitted Modern Kitchen/Breakfast Room
- Separate Utility Room
- Re-Fitted First Floor Shower Room
- Generous Enclosed Rear Garden
- Brick Built Outbuilding



A fantastic opportunity to purchase this very well presented and extended two double bedroom delightful end of terrace period home, which is ideally situated within a quiet location in Sandy, boasting a spacious 16ft sitting room and generous enclosed rear garden with brick outbuilding.

This fine property briefly boasts an entrance hallway, spacious 16ft sitting room with feature open fireplace, generous 12ft re-fitted modern open plan kitchen/breakfast room, separate utility room, first floor modern shower room bathroom and two double bedrooms.

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

Externally the property benefits from an easy maintenance front garden, and a fully enclosed generous rear garden with brick built outbuilding.

Early viewings are strongly recommended on this ideal first time or investment property.

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

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Window to side elevation, built in storage cupboard, quarry tiled flooring, oak veneered door to:

LOUNGE

16' x 11' 5" (4.88m x 3.48m) Window to front elevation, double panel radiator, feature cast iron open fireplace with wooden surround and tiled hearth, built in storage cupboard with shelving units over, oak veneered door to:

KITCHEN/BREAKFAST ROOM

12' x 11' 6" (3.66m x 3.51m) uPVC double glazed sash style window to rear elevation, feature strip panel radiator, re-fitted modern kitchen comprising one and a half bowl sink/drain unit with flexible mixer tap over, wood effect work surfaces, range of fitted base units incorporating built in stainless steel oven with built in four burner gas hob over, space for fridge/freezer, built in dishwasher with matching door, built in wine cooler, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, built in breakfast bar with matching work surface, wooden flooring, stairs rising to first floor, sunken

spotlighting, oak veneered door to:

UTILITY ROOM

8' x 6' (2.44m x 1.83m) Window to rear elevation and split level stable style door to side elevation, double panel radiator, fitted utility room comprising one bowl stainless steel sink/drainage unit, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine and space for tumble dryer, tiled to all splash areas, further range of wall units incorporating gas combination boiler, vinyl wood effect flooring.

FIRST FLOOR

LANDING

Access to loft space, double panel radiator, communicating oak veneered doors to:

MASTER BEDROOM

11' 3" x 11' 2" (3.43m x 3.4m) uPVC double glazed sash style window to front elevation, double panel radiator, sunken spotlighting.

BEDROOM TWO

11' 1" x 8' (3.38m x 2.44m) uPVC double glazed sash style window to rear elevation, double panel radiator, built in storage cupboard over stairs.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting, extractor fan, built in storage cupboard.

EXTERNALLY

FRONT

Fully paved front garden with pathway to entrance door.

REAR GARDEN

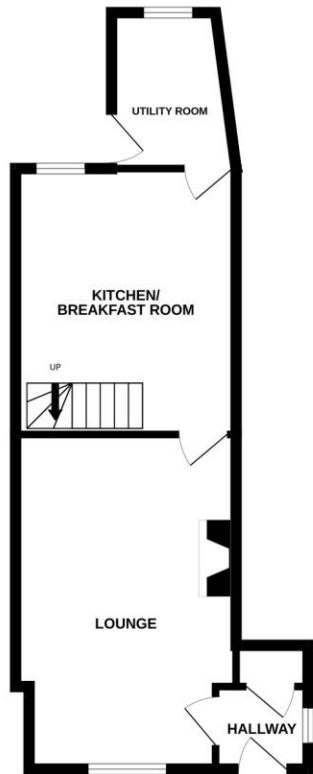
Fully enclosed generous rear garden, initial paved patio area with outside tap, ample raised timber decking seating area with small artificial lawn area, gated access to side with right of way access, personnel door to:

BRICK OUTBUILDING

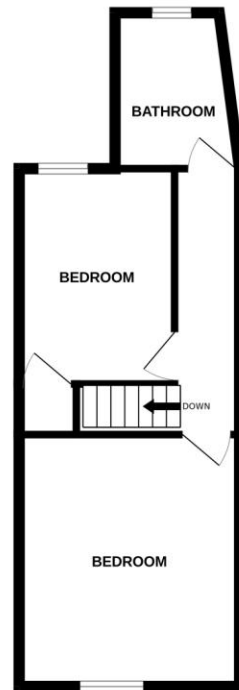
Brick built outbuilding ideal for storage or conversion to home office etc, window to front elevation.



GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

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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.