



**Kennedy  
& Co.**

19 Church Path, Sandy

SG19 1ET

EPC: D

£249,950

- Two Double Bedroom End Of Terrace Home
- Much Improved Period Home
- Very Generous 20ft Open Plan Lounge/Diner
- Fitted Kitchen
- Re-Fitted Luxury First Floor Shower Room
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Combi Boiler
- Generous Enclosed Rear Garden



An excellent opportunity to purchase this delightful two double bedroom end of terrace period home, which has been much improved by the current owners, benefitting from spacious open plan living accommodation and a luxury re-fitted first floor shower room, situated in a quiet sought after location within Sandy.

This property briefly boasts a very spacious 20ft lounge, fitted kitchen, luxury re-fitted modern first floor shower room and two double bedrooms. Other benefits include uPVC double glazing throughout and gas to radiator central heating with replaced gas combination boiler.

Externally this superb home offers a fully enclosed generous rear garden with timber summerhouse.

This ideal first time or 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**

Composite obscure double glazed entrance door to:

### **LOUNGE/DINER**

20' 7" x 13' 8" (6.27m x 4.17m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, two double panel radiators, feature brick built fireplace, ideal space for table and chairs, stairs rising to first floor, pine door to:

### **KITCHEN**

9' 5" x 5' (2.87m x 1.52m) uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, fitted kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in oven with built in four burner gas 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, tiled flooring.

### **FIRST FLOOR**

### **LANDING**

Access to loft space, built in storage cupboard, further built in storage cupboard housing replaced wall mounted gas combination boiler, communicating doors to:

### **MASTER BEDROOM**

9' 10" x 9' (3m x 2.74m) uPVC double glazed window to front elevation, double panel radiator.

### **BEDROOM TWO**

10' 4" x 8' (3.15m x 2.44m) uPVC double glazed window to rear elevation, double panel radiator, vinyl wood effect flooring, large built in shelving unit.

### **SHOWER ROOM**

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, luxury re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled walk in shower enclosure with fitted rain shower over, tiled to all elevations, tiled flooring, extractor fan.

### **EXTERNALLY**

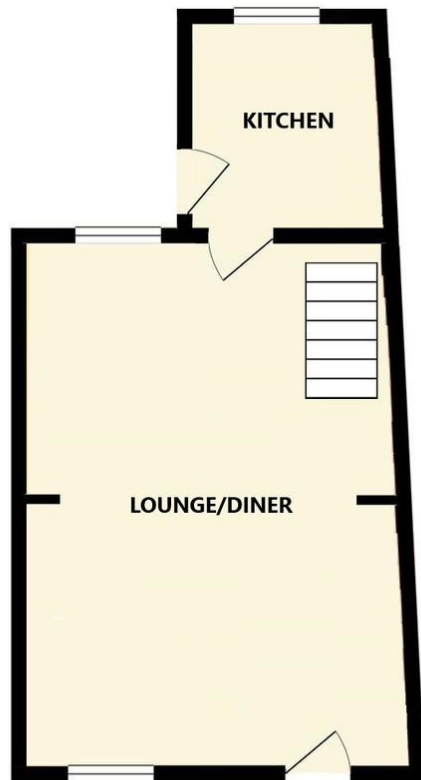
#### **REAR GARDEN**

Initial paved patio area with gated access to side and outside tap, laid to lawn area with raised borders and beds, walkway to:

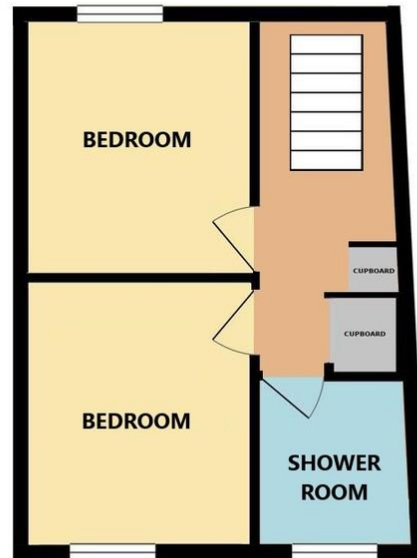
#### **SUMMER HOUSE**

Detached timber summerhouse, window to side elevation, ideal for storage or for conversion to home office etc.





**GROUND FLOOR**



**FIRST FLOOR**

**COUNCIL TAX BAND**

Tax band B

**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.