



Kennedy & Co.

11 Braybrook, Sandy

SG19 1EQ

EPC: D

£175,000

- One Large 13ft Double Bedroom
- **No Upward Chain!**
- Entrance Lobby With Storage Cupboard
- Spacious 13ft Lounge
- Fitted Kitchen
- First Floor Family Bathroom
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating



An excellent opportunity to purchase this superb one large double bedroom home, situated to the end of a cul-de-sac location benefitting from no upward chain, boasting its own private garden and allocated off road parking.

The property briefly boasts an entrance lobby with storage cupboard, spacious 13ft lounge, fitted kitchen, generous 13ft double bedroom and first floor family bathroom. Other benefits include no upward chain, uPVC double glazing and gas to radiator central heating.

Externally this ideal first time or investment home offers a private garden and allocated off road parking for one vehicle.

Early viewings are highly recommended.

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 LOBBY

Obscure window to side elevation, large built in storage cupboard, laminated wood effect flooring, timber door to:

LOUNGE

13' 4" x 9' 1" (4.06m x 2.77m) Dual aspect room, uPVC double glazed bay window to front elevation and uPVC double glazed window to side elevation, two double panel radiators, stairs rising to first floor with built in under stairs storage cupboard, doorway to:

KITCHEN

7' x 6' 5" (2.13m x 1.96m) uPVC double glazed window to front elevation, fitted kitchen comprising of one bowl stainless steel sink drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space for cooker, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall units incorporating fitted stainless steel extractor hood, wall mounted gas boiler, vinyl tiled effect flooring.

FIRST FLOOR

LANDING

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

BEDROOM

13' 3" x 7' 1" (4.04m x 2.16m) Dual aspect room, uPVC double glazed bay window to front elevation and uPVC double glazed window to side elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted three piece suite comprising of low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring.

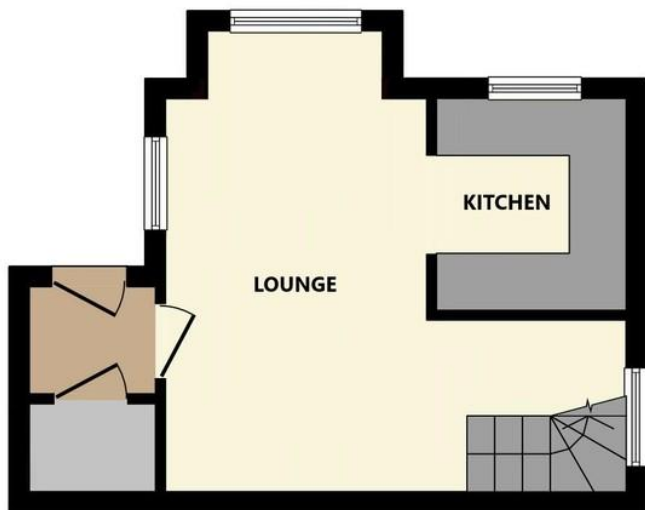
EXTERNALLY

FRONT

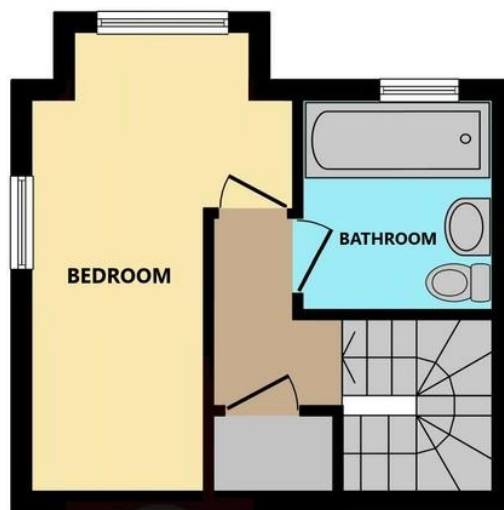
Private front garden, mainly laid to lawn with shingled borders, paved pathway to entrance door.

Allocated off road parking for one vehicle.





Ground Floor



First Floor

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

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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