



# Kennedy & Co.

57a Cambridge Road, Sandy

SG19 1JF

EPC: D \* No Upward Chain! \*

£250,000

- Two Double Bedroom Semi-Detached Home
- No Upward Chain!
- Entrance Hall
- Generous 17ft Lounge
- Separate 12ft Dining Room
- Spacious Fitted Kitchen
- First Floor Family Bathroom
- Courtyard Garden & Potential Off Road Parking



**A superb and rare opportunity to purchase this very spacious two double bedroom semi-detached home, offered with no upward chain, and situated in a highly sought after area of Sandy, within easy walking distance of the town centre and train station.**

**This excellent property briefly boasts an entrance hall, very spacious 17ft lounge, separate 12ft dining room, generous fitted kitchen, first floor bathroom and two large double bedrooms.**

**The property also benefits from no upward chain, uPVC double glazing throughout and gas to radiator central heating with a combination boiler.**

**Externally this home offers an enclosed courtyard garden, which could easily be converted to off road parking for two vehicles.**

**This ideal first time or investment 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**

uPVC double glazed entrance door to:

### **ENTRANCE HALL**

uPVC double glazed windows to front and side elevations, vinyl tiled flooring, door to:

### **DINING ROOM**

12' 3" x 11' 7" (3.73m x 3.53m) uPVC double glazed window to front elevation, feature column radiator, stairs rising to first floor with built in under stairs storage cupboard, coving to ceiling, communicating doors to:

### **LOUNGE**

17' 1" x 11' 7" (5.21m x 3.53m) uPVC double glazed window to front elevation, feature column radiator, coving to ceiling.

## KITCHEN

11' 3" x 11' (3.43m x 3.35m) uPVC double glazed window to front elevation, feature column radiator, fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, space for cooker, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units, vinyl tiled flooring, coving to ceiling.

## FIRST FLOOR

### LANDING

Feature column radiator, access to loft space, coving to ceiling, communicating doors to:

## MASTER BEDROOM

14' x 11' 6" (4.27m x 3.51m) uPVC double glazed window to front elevation, feature column radiator, two built in storage cupboards, coving to ceiling.

## BEDROOM TWO

11' 4" x 10' 8" (3.45m x 3.25m) uPVC double glazed window to front elevation, feature column radiator, coving to ceiling.

## BATHROOM

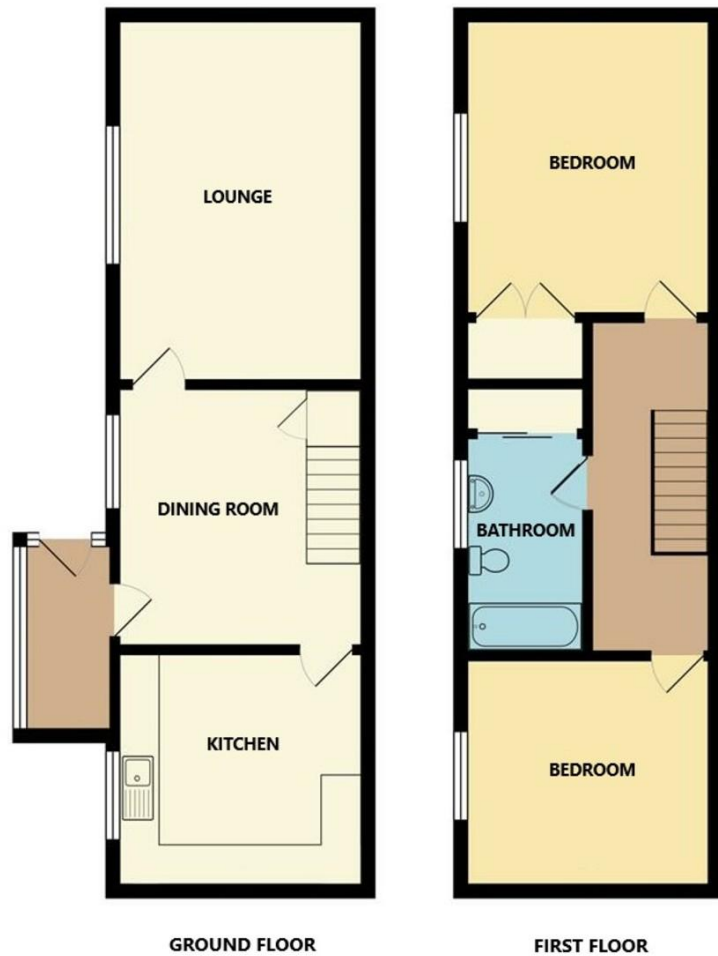
uPVC obscure double glazed window to front elevation, feature column radiator, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, built in storage cupboard housing gas combi boiler, coving to ceiling.

## EXTERNALLY

### COURTYARD GARDEN

Enclosed courtyard rear garden, could easily be converted into off road parking for two vehicles.





**COUNCIL TAX BAND**

Tax band TBA

**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