



# Kennedy & Co.

29 College Road, Sandy

SG19 1RJ

EPC: D \* No Upward Chain! \*

£239,950

- Three Bedroom End Of Terrace Home
- No Upward Chain and Sensibly Priced!
- Entrance Hall
- Very Spacious 15ft x 14ft Lounge
- Generous 14ft Fitted Kitchen/Diner
- Family Bathroom & Separate W.C
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating





**An excellent opportunity to purchase this priced to sell and surprisingly spacious three bedroom end terrace home, situated in a quiet no through location, benefitting from generous accommodation, front and rear gardens, and no upward chain.**

**This home briefly boasts an entrance hall, very spacious 15ft x 14ft lounge, generous 14ft fitted kitchen/diner, three bedrooms including a 15ft master, and family bathroom with separate W.C.**

**Other benefits include uPVC double glazing throughout and gas to radiator central heating.**

**Externally the property benefits from an enclosed front garden, and fully enclosed rear garden with generous timber store.**



**Early viewings are strongly encouraged.**

**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**

Replaced composite obscure double glazed entrance door to:

### **ENTRANCE HALL**

Vinyl tiled effect flooring, door to:

### **LOUNGE**

15' 4" x 14' 7" (4.67m x 4.44m) Two uPVC double glazed windows to front elevation, double panel radiator, stairs rising to first floor, built in storage cupboard, door to:



### **KITCHEN/DINER**

14' 7" x 10' 7" (4.44m x 3.23m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, single panel radiator, fitted kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of 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 mounted units, wall mounted gas boiler, vinyl tiled flooring, ideal area for table and chairs, built in pantry cupboard.

### **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to front elevation, double panel radiator, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

### MASTER BEDROOM

15' 5" x 8' 7" (4.7m x 2.62m) uPVC double glazed window to front elevation.

### BEDROOM TWO

10' 6" x 6' 7" (3.2m x 2.01m) uPVC double glazed window to rear elevation, built in storage recess.

### BEDROOM THREE

10' 3" x 5' 10" (3.12m x 1.78m) uPVC double glazed window to front elevation.

### BATHROOM

uPVC obscure double glazed window to rear elevation, fitted two piece suite comprising wash hand basin and panelled bath with mixer tap over, tiled to all splash areas, vinyl tiled effect flooring.

### SEPARATE W.C

uPVC obscure double glazed window to rear elevation, low level W.C, vinyl tiled effect flooring.

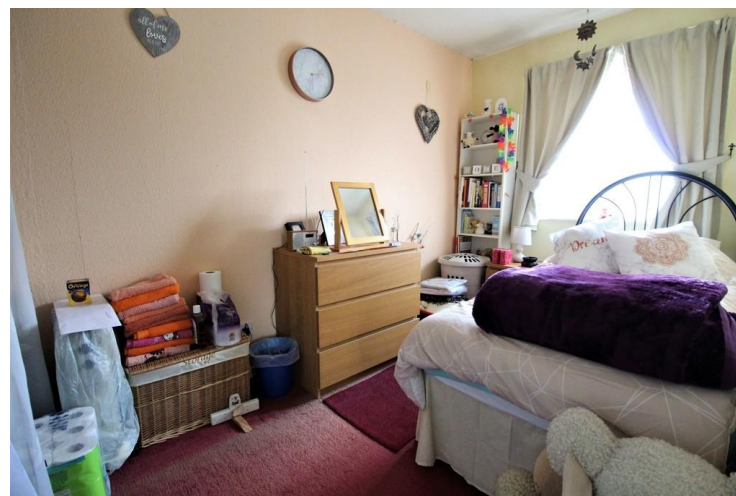
### EXTERNALLY

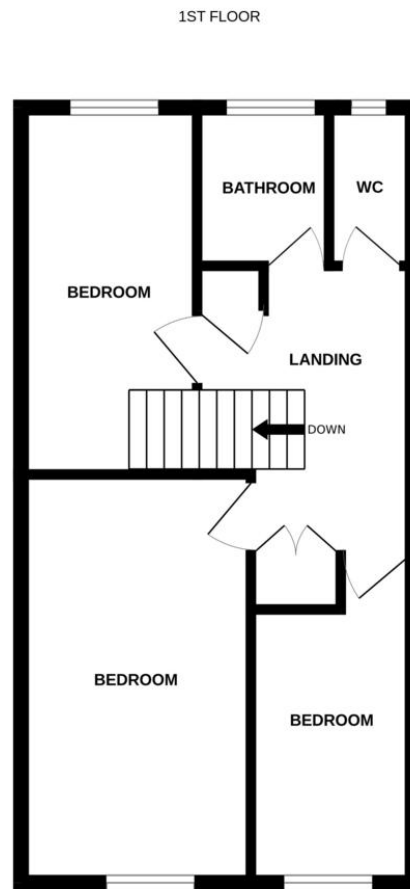
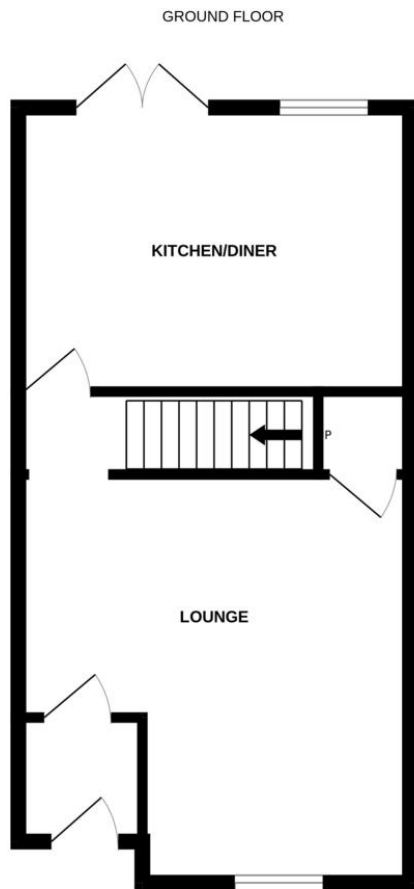
#### FRONT

Enclosed front garden, mainly laid to lawn, gated paved pathway to entrance door.

#### REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn, generous timber store with power and light connected, gated access to rear.





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

### 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