

Kennedy & Co.

19 Laburnum Road, Sandy

SG19 1HG

EPC: E

O.I.E.O £250,000

- Two Double Bedroom End Terrace Home
- Lounge With Cast Iron Fireplace
- Separate Dining Room
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Bathroom
- Small Utility Area
- Front Garden
- Enclosed Rear Garden



A wonderful opportunity to purchase this much improved and well presented two double bedroom delightful end of terrace period cottage, benefitting from two generous reception rooms and a re-fitted modern kitchen, situated within easy walking distance of the town centre.

The property briefly boasts a sitting room with feature fireplace, separate dining room, re-fitted modern kitchen, re-fitted modern bathroom, small utility area plus two double bedrooms. Other benefits include replaced uPVC double glazing throughout and gas to radiator central heating with combination boiler.

Externally the property benefits from an enclosed front garden and well maintained enclosed rear garden.

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:

DINING ROOM

10' x 10' (3.05m x 3.05m) uPVC double glazed window to side elevation, feature column radiator, feature cast iron Victorian style fireplace, stairs rising to first floor with built in under stairs storage cupboard, communicating doors to:

LOUNGE

12' 10" x 11' 2" (3.91m x 3.4m) uPVC double glazed window to front elevation, feature column radiator, cast iron Victorian style fireplace with wooden surround and marble hearth, coving to ceiling, built in meter cupboard and built in matching storage cupboard.

KITCHEN

12' 5" x 5' 2" (3.78m x 1.57m) uPVC double glazed window to rear elevation, feature column radiator, re-fitted modern kitchen comprising one bowl feature composite sink unit, solid wooden work surfaces, range of base units incorporating space and plumbing for slimline dishwasher, built in oven with built in four burner gas hob over, built in fridge/freezer with matching doors, further range of wall mounted units incorporating fitted extractor hood and hidden wall mounted gas combination boiler, wooden flooring, feature lighting.

UTILITY AREA

Wooden flooring, storage recess with space and plumbing for washing machine and space for tumble dryer, door to:

BATHROOM

uPVC obscure double glazed window to rear elevation, feature column radiator and towel rail over, re-fitted luxury three piece white suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over and fitted rain shower over, tiled to all splash areas, wooden flooring, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation, communicating doors to:

MASTER BEDROOM

13' x 11' 1" (3.96m x 3.38m) uPVC double glazed window to front elevation, feature column radiator, feature cast iron Victorian style fireplace, coving to ceiling.

BEDROOM TWO

10' x 10' (3.05m x 3.05m) uPVC double glazed window to rear elevation, feature column radiator, built in storage cupboard over stairs with access to loft space.

EXTERNALLY

FRONT

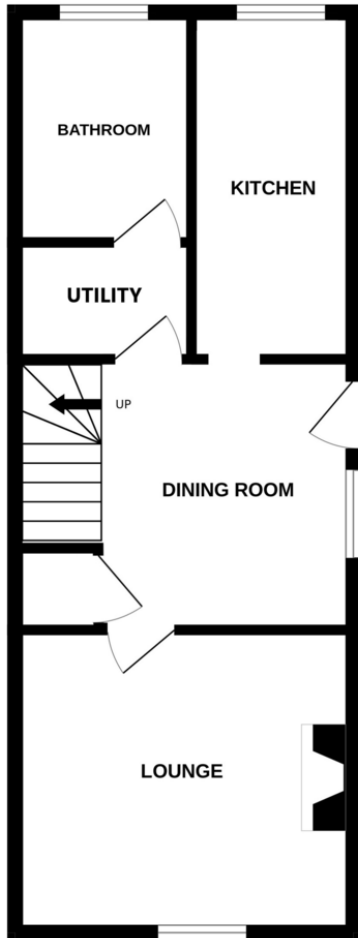
Enclosed front garden retained by brick wall, laid to artificial lawn with shrub borders, cast iron gate with mono-block paved pathway to side leading to:

REAR GARDEN

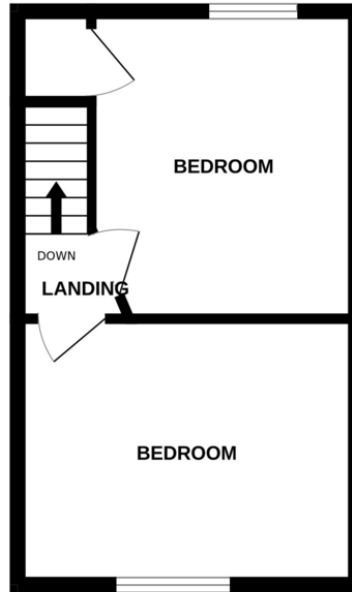
Fully enclosed rear garden, mainly laid to artificial lawn with raised borders, feature raised fish pond, outside tap, timber shed, neighbouring right of way access.



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

LOCAL AUTHORITY

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