



# Kennedy & Co.

5 Berwick Way, Sandy

SG19 1TR

EPC: D \* No Upward Chain! \*

£249,950

- Two Bedroom Modern Home
- No Upward Chain and Sensibly Priced To Sell!
- Fitted Kitchen
- Spacious 15ft Lounge/Diner
- Re-Fitted Modern First Floor Shower Room
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Ideal First Time/Investment Buy



An excellent opportunity to purchase this well presented two bedroom modern home, which is offered with no upward chain, boasting a 15ft lounge/diner and driveway providing off road parking, situated in a sought after quiet location within easy walking distance of the market square.

This fine home briefly boasts an entrance hall, fitted kitchen, generous 15ft x 12ft lounge/diner, two bedrooms, and re-fitted modern first floor shower room. Other benefits include no upward chain, uPVC double glazing throughout and gas to radiator central heating.

Externally the property offers a small front garden with driveway providing off road parking for one car, and a fully enclosed well maintained rear garden.

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**

Storm porch with composite obscure double glazed entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, laminated wood effect flooring, communicating doors to:

#### **KITCHEN**

8' 8" x 7' 9" (2.64m x 2.36m) uPVC double glazed window to front elevation, fitted kitchen comprising one bowl stainless steel sink/drain 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 mounted units, wall mounted gas boiler, vinyl flooring.

#### **LOUNGE/DINER**

15' x 12' 7" (4.57m x 3.84m) uPVC double glazed sliding patio doors to rear elevation, two single panel radiators, laminated wood effect flooring, stairs rising to first floor.

## FIRST FLOOR

### LANDING

Single panel radiator, access to loft space, built in airing cupboard housing 'Mega-Flo' hot water cylinder, communicating doors to:

### MASTER BEDROOM

11' 5" x 9' 2" (3.48m x 2.79m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard over stairs plus built in double wardrobe, laminated wood effect flooring.

### BEDROOM TWO

9' 5" x 6' 2" (2.87m x 1.88m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard, laminated wood effect flooring.

## SHOWER ROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

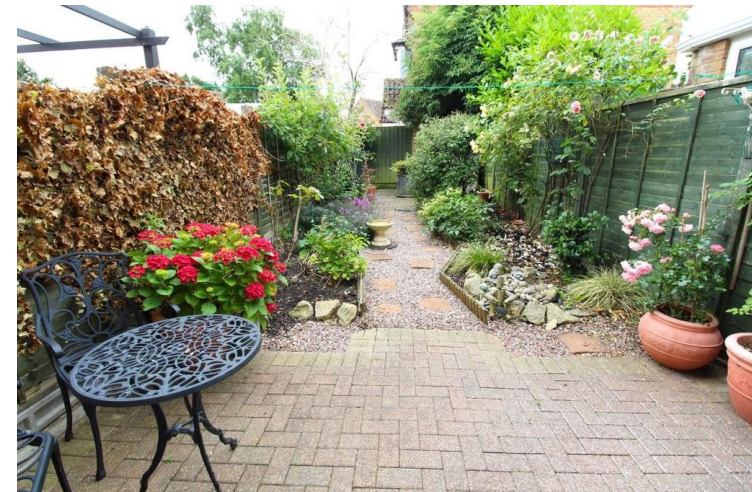
## EXTERNALLY

### FRONT

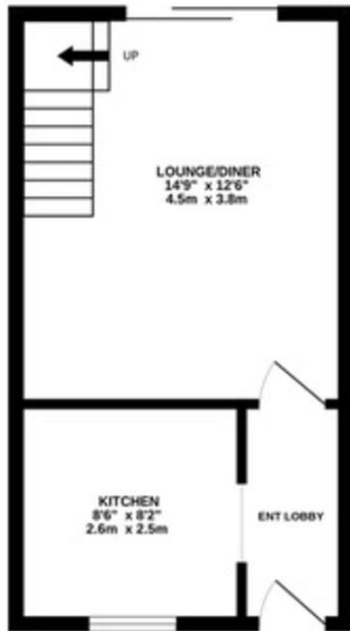
Small laid to lawn area, paved pathway to entrance door, driveway providing off road parking for one car, outside tap.

### REAR GARDEN

Easy maintenance fully enclosed rear garden. initial paved patio area, mature tree and shrub borders and beds.



GROUND FLOOR



1ST FLOOR



While 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

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

T: 01767 692327

E: [sandy@kennedyestateagents.uk](mailto:sandy@kennedyestateagents.uk)

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