



# Kennedy & Co.

19 South Road, Sandy

SG19 1HE

EPC : TBA

£249,950

- Spacious Three Bedroom Semi-Detached Home
- **No Upward Chain!**
- Generous 14ft Lounge
- Spacious Kitchen
- Family Bathroom
- Spacious 14ft Master Bedroom
- Enclosed Front Garden
- Larger Than Average Rear Garden Approaching 80ft



A superb opportunity to purchase this sensibly priced spacious three bedroom semi-detached family home, offered with no upward chain, boasting generous accommodation and larger than average front and rear gardens, situated in a no-through road location within walking distance of the town centre.

This property requires complete modernisation and refurbishment throughout, and represents an excellent opportunity for further development and to create the ideal home. The property currently boasts an entrance hallway, spacious 14 lounge, generous kitchen, family bathroom, and three bedrooms including a spacious 14ft master.

Other benefits include no upward chain, recent uPVC double glazing throughout, and gas to radiator central heating.

Externally this home benefits from a generous established front garden providing an opportunity to create off road parking, and larger than average rear garden approaching 80ft in length.

Offered with no upward chain, 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**

uPVC obscure double glazed entrance door to:

#### **ENTRANCE HALL**

Stairs rising to first floor, door to:

#### **LOUNGE**

14' 8" x 11' 10" (4.47m x 3.61m) uPVC double glazed window to front elevation, single panel radiator, open fireplace, coving to ceiling, door to:

#### **INNER HALL**

uPVC obscure double glazed door to side elevation, built in under stairs storage cupboard, communicating doors to:

#### **KITCHEN**

11' 6" x 8' 5" (3.51m x 2.57m) Two uPVC double glazed windows to rear elevation, single panel radiator, fitted base units with stainless steel sink/drain unit, tiled to all splash areas, wall mounted units, vinyl flooring.

## BATHROOM

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

## FIRST FLOOR

### LANDING

uPVC double glazed window to side elevation, single panel radiator, access to loft space, communicating doors to:

### MASTER BEDROOM

14' 8" x 9' 7" (4.47m x 2.92m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe over stairs.

## BEDROOM TWO

11' x 9' 8" (3.35m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator.

## BEDROOM THREE

8' x 8' (2.44m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder.

## EXTERNALLY

### FRONT

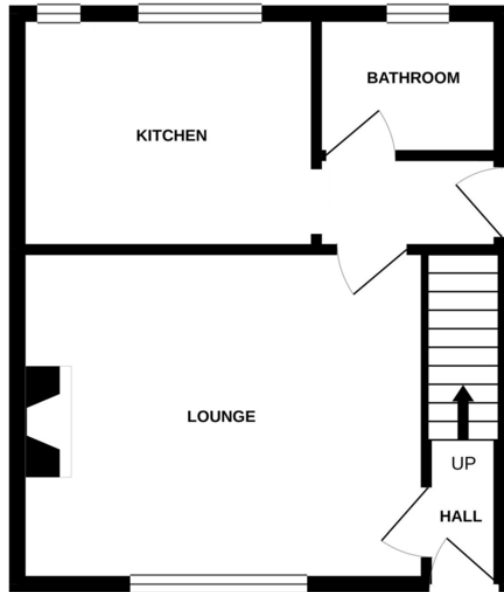
Fully enclosed established front garden, mainly laid to lawn with mature tree and shrub borders, potential to create off road parking for two vehicles, gated paved pathway leading to entrance door and gated access to side leading to:

## REAR GARDEN

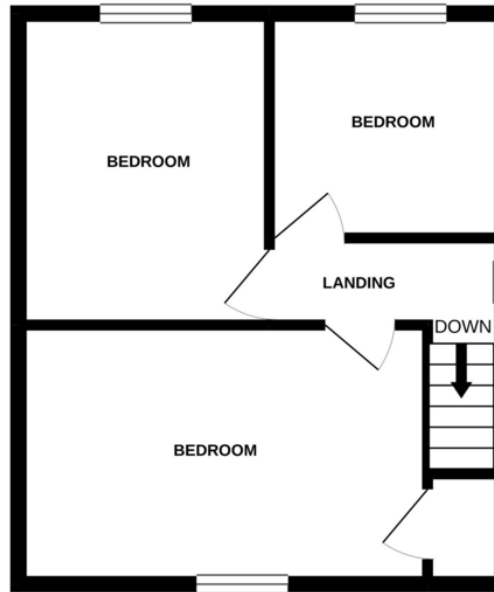
Fully enclosed rear garden, initial patio area with laid to lawn area and mature tree borders, gated access to main garden area which is laid to lawn with established tree and shrub borders, timber summerhouse/store plus personnel door to brick built outbuilding.



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.

**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@kennedystateagents.uk

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