



Kennedy & Co.

2 Hill View, Beeston

SG19 1RU

EPC: E * No Upward Chain! *

£194,950

- One Double Bedroom
- Spacious Lounge
- Fitted Kitchen
- Re-Fitted Modern Shower Room
- Ideal First Time Buy
- uPVC Double Glazing Throughout
- Easy Maintenance Enclosed Garden
- Allocated Off Road Parking
- Electric Radiator Heating



A superb opportunity to purchase this improved and very well presented one double bedroom village home, which is offered with no upward chain and ideally suited to a first time or investment buyer, boasting off road parking and an enclosed easy maintenance garden, situated within a no through road cul-de-sac location within the sought after village of Beeston.

This fantastic home briefly boasts a spacious lounge, fitted kitchen, re-fitted modern shower room and one double bedroom. The property also benefits from no upward chain, uPVC double glazing throughout, and electric radiator heating.

Externally this ideal first time or investment home benefits from an enclosed easy maintenance garden and allocated off road parking for one car.

Early viewings on this popular home is encouraged.

Beeston is a small village situated within two miles of Sandy, which 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 uPVC obscure double glazed entrance door to:

LOUNGE

12' 7" x 10' 10" (3.84m x 3.3m) uPVC double glazed bay window to front elevation with fitted blinds, electric radiator, stairs rising to first floor, laminated wood effect flooring, door to:

KITCHEN

9' 4" x 7' 1" (2.84m x 2.16m) uPVC double glazed window to front elevation, fitted kitchen comprising one bowl stainless steel sink/drainage unit, rolled top work surfaces, range of base units incorporating space for fridge/freezer, space for cooker, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, laminated wood effect flooring, large built in under stairs storage cupboard.

FIRST FLOOR

LANDING

Built in airing cupboard housing hot water cylinder, communicating doors to:

BEDROOM

10' 5" x 9' 8" (3.18m x 2.95m) uPVC double glazed window to front elevation, electric radiator, mirrored floor to ceiling built in sliding wardrobes, built in storage cupboard over stairs, access to loft space.

SHOWER ROOM

uPVC obscure double glazed window to front elevation, electric chrome wall mounted heated towel rail, re-fitted luxury three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, and fully tiled shower enclosure with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan, sunken spotlighting.

EXTERNALLY

GARDEN

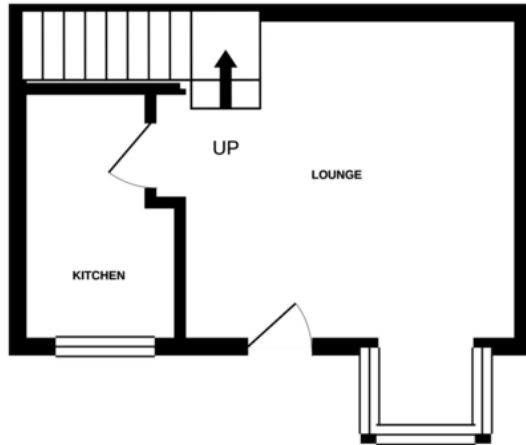
Fully enclosed easy maintenance front garden laid to paving with small laid to lawn area, timber store, gated access to front leading to:

Brick built bin store area for wheelie bin storage.

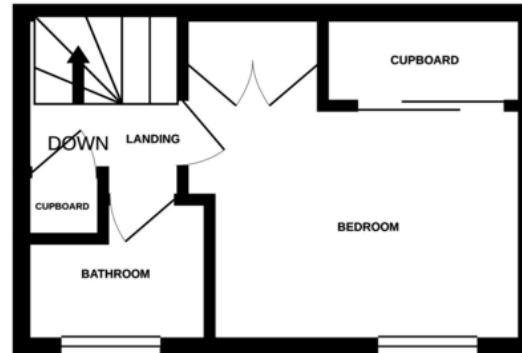
Allocated off road parking for one vehicle.



GROUND FLOOR
18.8 sq.m. (202 sq.ft.) approx.



1ST FLOOR
17.7 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA : 36.5 sq.m. (393 sq.ft.) approx.

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 A

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