



Robert Hunt Gardens, Sandy SG19 1UH



Welcome to

Robert Hunt Gardens, Sandy

William H Brown are delighted to present this two-bedroom home in the very popular location of Sandy.



Agents Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Hallway Lounge/Diner

17' 5" max x 12' 9" max (5.31m max x 3.89m max)
Storage cupboard, radiator, 2 windows to rear aspect, door leading to rear garden

Kitchen

12' 3" max x 8' 8" max (3.73m max x 2.64m max)
Sink, radiator, windows to front & side aspect

Landing

Bedroom One

12' 9" max x 10' 4" max (3.89m max x 3.15m max)
Radiator, 2 windows to rear aspect

Bedroom Two

12' 9" max x 9' 9" max (3.89m max x 2.97m max)
Radiator, 2 windows to front aspect

Agent Note

"This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly."

Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)
Bath, shower, splash back, toilet, sink, radiator

Service/Maintenance Charges

Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.



View this property online williamhbrown.co.uk/Property/BFD105384

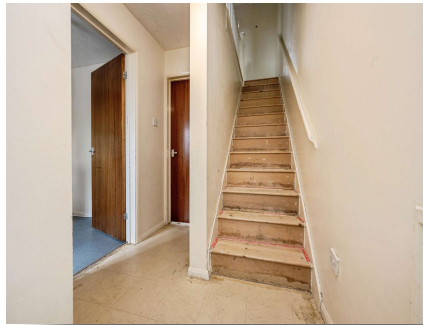


Welcome to Robert Hunt Gardens, Sandy

- Two spacious bedrooms
- Close by to Sandy station, Town centre and the A1
- Chain free
- Rear Garden
- Situated in a peaceful cul-de-sac

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BFD105384 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We cannot offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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