



Orchard Road, Beeston, Sandy, SG19 1PJ

Welcome to

Orchard Road, Beeston, Sandy

William h Brown are pleased to present this well-presented semi-detached home with generous front and rear gardens, off-road parking, and excellent access to the A1. Located on Orchard Road, Beeston – early viewing advised!



A well-presented semi-detached home in a sought-after location on Orchard Road, Beeston.

This attractive property offers a generous front and rear garden, providing plenty of outdoor space for relaxation or entertaining. Benefiting from off-road parking, the home combines convenience with comfort.

Inside, the property is well maintained and ready to move into, making it an ideal choice for families or first-time buyers. The location offers excellent access to the A1, ensuring easy commuting and connectivity to surrounding areas.

With its appealing layout, spacious gardens, and prime position, this property represents a fantastic opportunity in a desirable area. Early viewing is highly recommended.

Hallway

Dining Room

10' 8" x 9' 5" (3.25m x 2.87m)

Sitting Room

9' 3" x 9' 1" (2.82m x 2.77m)

Living Room

17' 1" x 11' (5.21m x 3.35m)

Landing

Bedroom One

17' 3" x 11' (5.26m x 3.35m)

Bedroom Two

11' 6" x 7' 11" (3.51m x 2.41m)

Bedroom Three

9' x 8' 1" (2.74m x 2.46m)

Bathroom

Front Garden

Rear Garden



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Welcome to

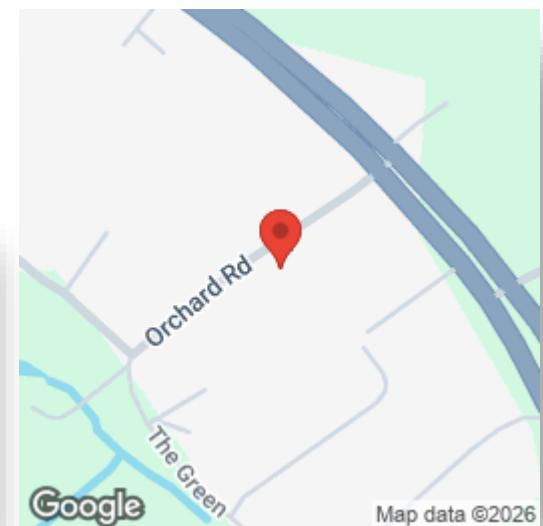
Orchard Road, Beeston Sandy

- Semi Detached
- Generous front and rear garden
- Off Road Parking
- Good access to A1
- Well-presented property

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£375,000



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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 are not able to 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.



Property Ref:
BFD105453 - 0004

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Please note the marker reflects the postcode not the actual property

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