



Hancock's Estates

With you every step of the way



20 Osprey Close, Sandy, SG19 2TW
£290,000 Freehold





20 Osprey Close Sandy, SG19 2TW

- Two Double Bedrooms
- Cloakroom
- Modern Open Plan Ground Floor
- Refitted Kitchen / Breakfast Room
- Garage in Adjacent Block
- Gas Radiator Heating
- Cul-De-Sac Location
- Walking Distance to Local School and Shop
- Easy Access to A1
- Southerly Facing Enclosed Rear Garden

An extremely well presented and much improved end terrace home with garage and parking in adjacent courtyard, situated within walking distance to the local lower school and convenience store, plus within minutes of the A1.

A modern 'open plan' ground floor features a refitted kitchen / breakfast room with integrated appliances, completed in December 2022.

Benefits include, cloakroom, southerly rear garden, sizable loft space, cul-de-sac location and generous bedroom dimensions.



£290,000 Freehold



Entrance Hall

Cloakroom

Living Room 14'11" x 12'9" max (4.55m x 3.89m max)

Kitchen/Breakfast Room 9'2" x 7'10" (2.79m x 2.39m)

Landing

Bedroom 1 14'11" x 10'1" max (4.55m x 3.07m max)

Bedroom 2 12'0" x 8'3" (3.65m x 2.52m)

Bathroom

Garage 17'5" x 8'6" (5.31m x 2.59m)
Power and light, eaves storage. Parking space in front.

Outside

Enclosed 'southerly' rear garden with paved patio and side gated access.



Agents Notes

Council Tax Band - C

Kitchen Fitted December 2022

Boiler Fitted December 2013

Boiler last serviced - 28/09/2023

About the Area

Sandy is an exceptionally well supported town with Pubs, Post Office, Indian and Chinese takeaway / restaurants, Chip Shop, Cafe's, numerous barbers and hairdressers, butcher, bakery, Doctors surgery, Pharmacies, Library, Vets, Co Op and Tesco supermarkets, plus much more!

A small town in East Bedfordshire which takes its name from the Sand Hills of its distinctive rural setting.

Located on the Great North Road (A1) Sandy has the benefit of easy access to the main commercial centres of London (fastest journey 49 minutes by train), Stevenage, Bedford and Cambridge.

The town is surrounded by the pleasant landscape of East Bedfordshire with its market gardening heritage and variety of villages, woods, heathlands rivers and brooks.

Precise Location: What3Words

[hints.magazines.rigs](https://www.what3words.com/hints/magazines.rigs)

Carefully Selected Services

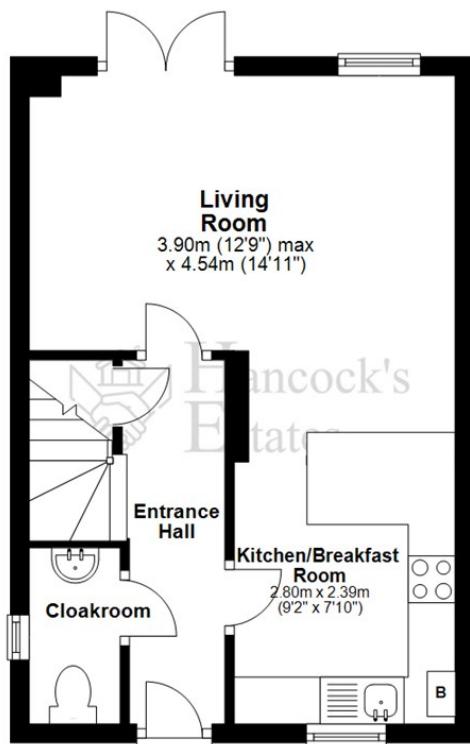
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.





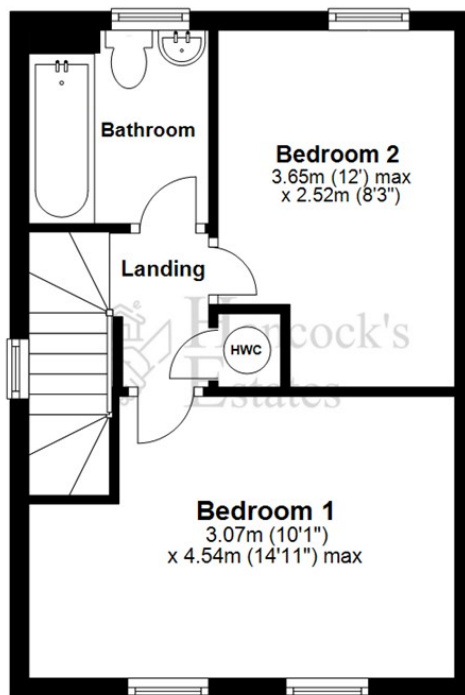
Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



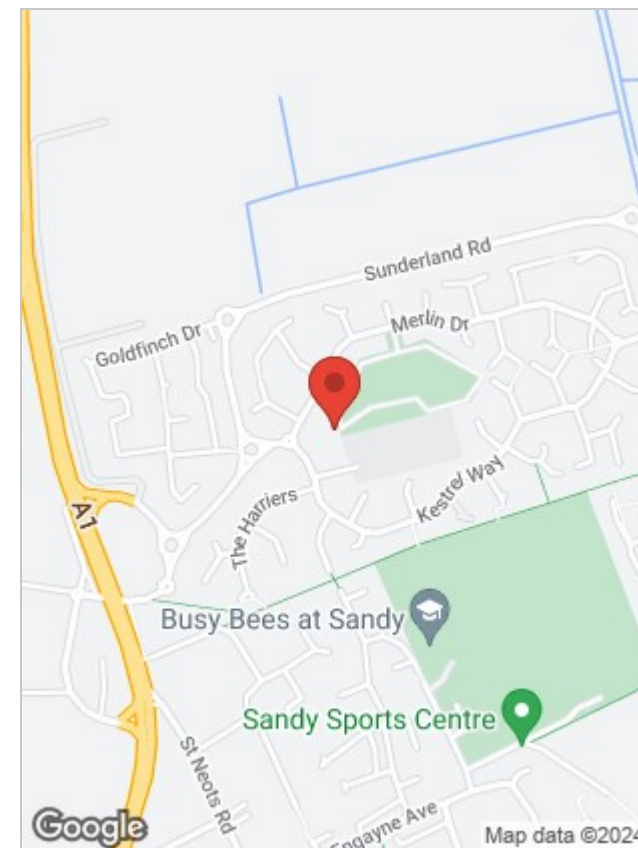
First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 62.7 sq. metres (675.1 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.



For GPS direction please follow **SG19 2TW**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC