



Hancock's Estates
With you every step of the way



9 Warkworth Close, Sandy, SG19 1TZ
£275,000 Freehold





9 Warkworth Close

Sandy, SG19 1TZ

- Two Bedrooms
- Refitted Kitchen (2024)
- Living / Dining Room
- New Flooring & Redecoration
- Renewed Gas Boiler (2021)
- Cul-De-Sac Location
- Approximate 0.9m Walk to Station
- Parking to Front
- 33ft Enclosed Rear Garden
- No Forward Chain

A beautifully presented, excellent first purchase, with allocated parking and enclosed rear garden, available with no forward chain. Recent redecoration and new flooring including superb refitted kitchen and a modern gas boiler, compliment this lovely home. Town centre, local convenience store, schooling and parks are all within walking distance.



£275,000 Freehold



Entrance Hall	
Living / Dining Room	15'0" x 12'8" (4.57m x 3.85m)
Kitchen	7'9" x 8'8" (2.37m x 2.64m)
Landing	
Bedroom 1	11'3" x 9'3" (3.42m x 2.83m)
Bedroom 2	9'6" x 6'2" (2.90m x 1.88m)
Bathroom	6'4" x 6'2" (1.93m x 1.87m)
Garden	33' x 14' (10.06m x 4.27m)
Rear gated access.	
Parking	
Parking space immediately to front, plus outdoor cold water tap.	
Agents Notes	
Council Tax Band - B (£1879.83 2025-2026)	



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

novelists.fillings.skies

Carefully Selected Services

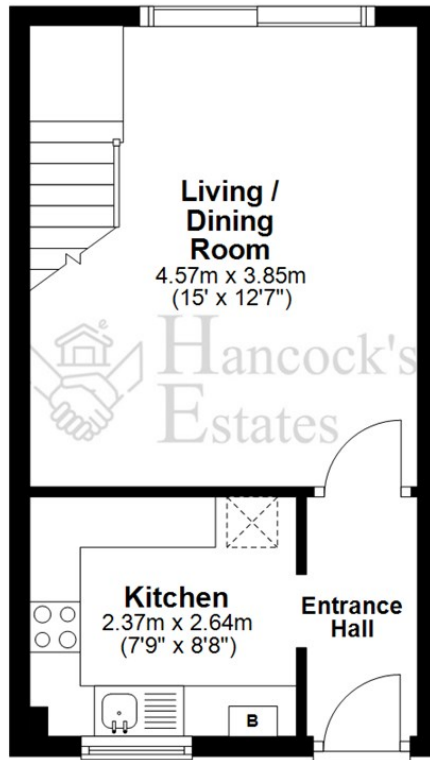
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended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





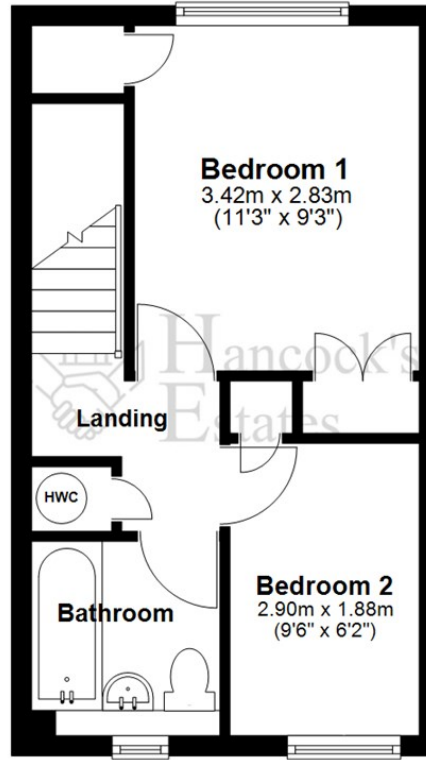
Ground Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



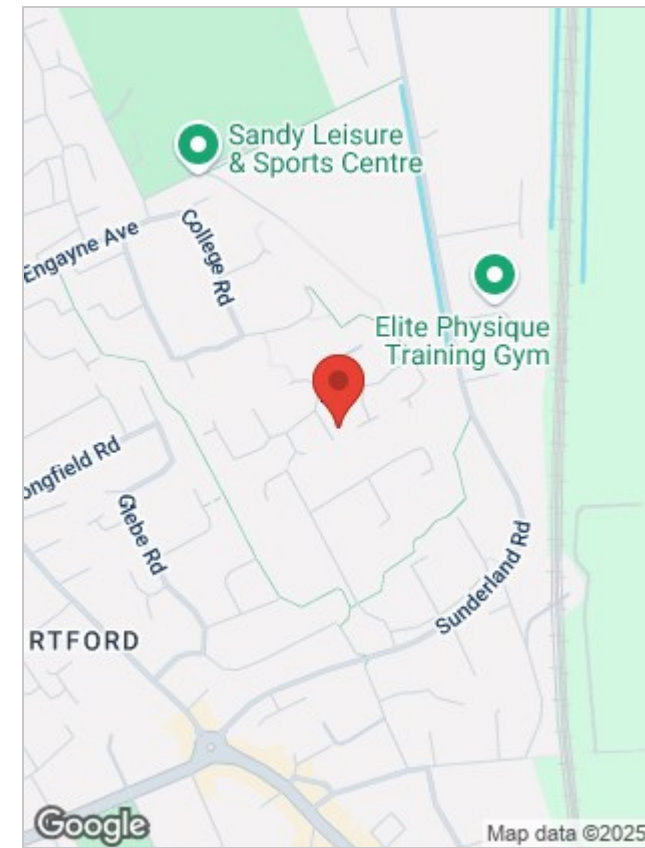
First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



Total area: approx. 54.2 sq. metres (582.9 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 1TZ**

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		
(81-91) B		87
(69-80) C	72	
(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