



Bedford Road, Sandy, SG19 1EL  
£165,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this very well presented two bedroomed ground floor apartment located within a 15 minute walk to a mainline station and close to the town centre.

The apartment itself has its own independent entrance that leads to an entrance lobby. Of the entrance lobby is a 14' lounge with double glazed "French" doors to the front aspect with a Juliette balcony. The kitchen is off the lounge. To the rear are two double bedrooms with bedroom one having a range of fitted bedroom furniture. There is also a family bathroom. Outside there is a real plus of allocated parking plus visitors parking spaces.

The location is perfect for those who need access to London with both the mainline station within a short walk and also great access for the A1. There is a wonderful park opposite too! The town is a few minutes walk so this really is all about location, location, location!!!!

Sandy is a town which offers a range of amenities including several schools, doctors surgery, dentist, a host of shops and restaurants and has a mainline train station giving direct access to London St Pancras. It also has great access to the A1. The RSPB headquarters is close by with all its lovely countryside walks as well as access to the River Ivel which again offers lovely walks.

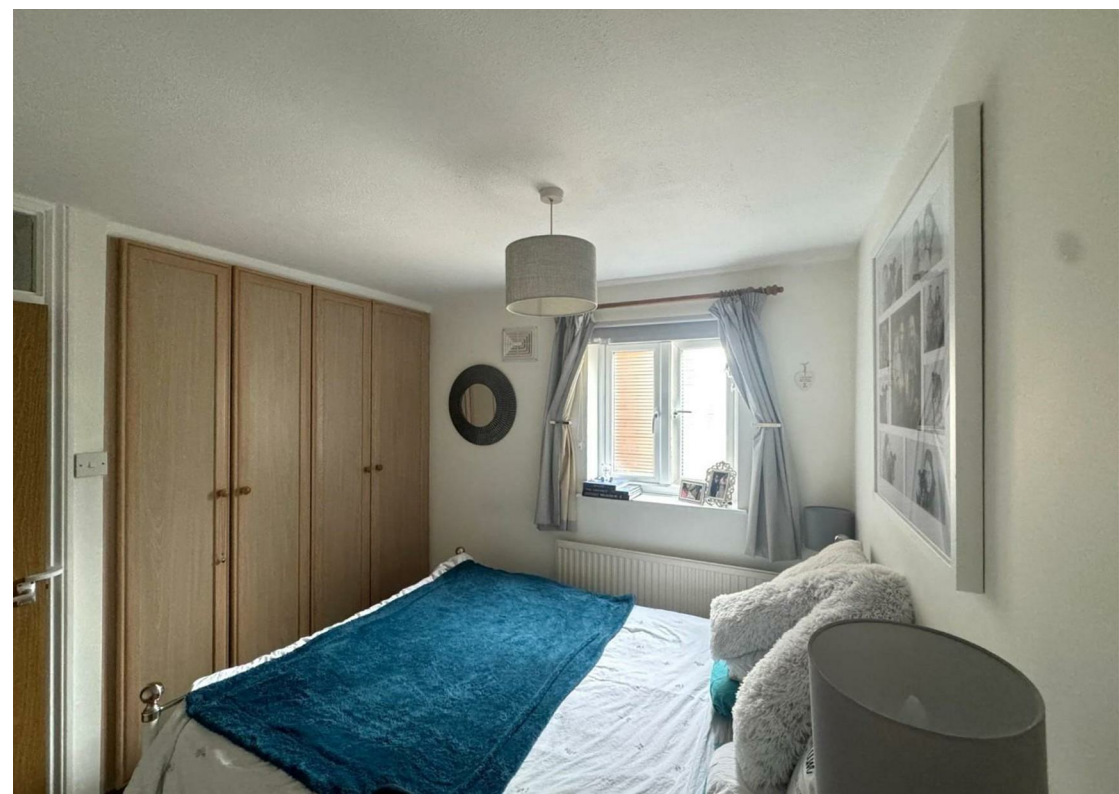
Viewing is highly recommended.

**Entrance**

**Entrance lobby**

**Lounge**

14'2 x 10'6 (4.32m x 3.20m)





**Kitchen**  
7'8 x 6'5 (2.34m x 1.96m)

**Inner Hallway**

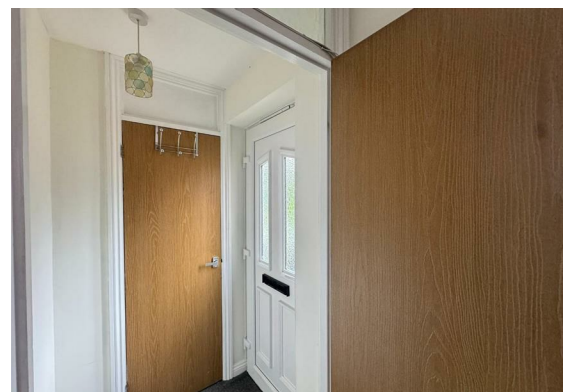
**Bedroom One**  
9' x 8'8 (2.74m x 2.64m)

**Bedroom Two**  
9' x 8'2 (2.74m x 2.49m )

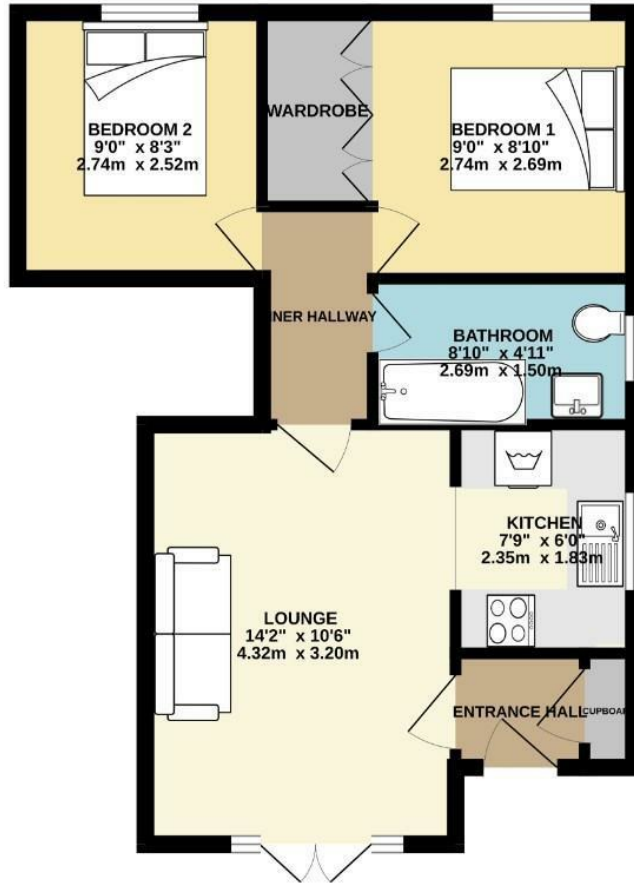
**Bathroom**

**Outside**

**Allocated Parking**

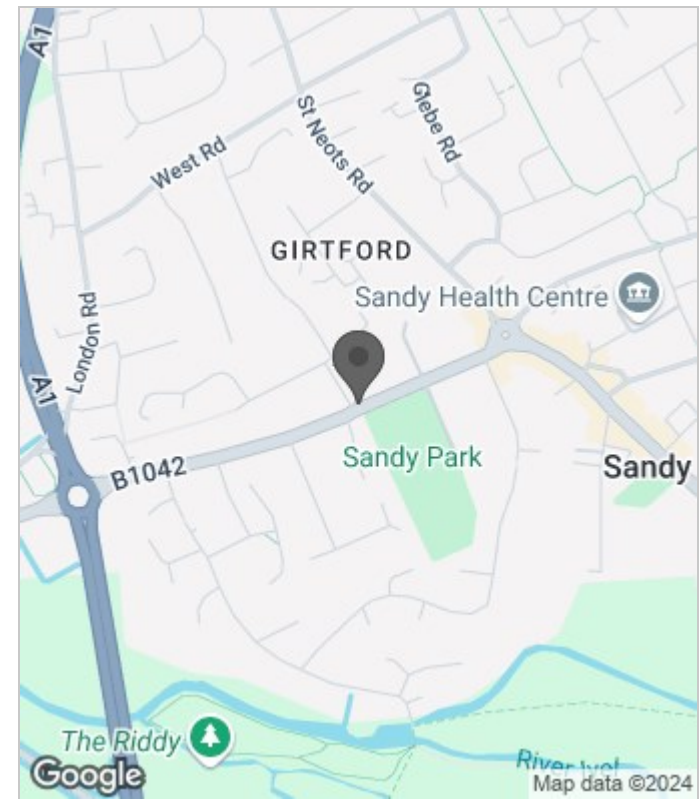


GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.4 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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