



# Kennedy & Co.

5 Station Road, Sandy

SG19 1AW

EPC: C

£240,000

- Two Bedroom Period Home
- Ideally Situated For Train Station
- Sitting Room
- Open Plan Dining Room
- Single Garage
- Modern Fitted Kitchen
- Modern Family Bathroom
- Cottage Style Rear Garden
- Off Road Parking For Two Cars





A superb opportunity to purchase this two bedroom period home, boasting open plan reception rooms, off road parking and a garage, ideally situated for the train station and within a short walk of Sandy town centre.

This delightful period home briefly boasts a sitting room and open plan dining room, modern fitted kitchen, modern fitted family bathroom, and two bedrooms.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with replaced boiler, and solar panelling on the roof to allow for reduced energy costs.

Externally this excellent home benefits from an easy maintenance cottage style rear garden, off road parking for two cars, and a single garage en-bloc.



Early viewings are strongly encouraged on this ideal first time or investment home.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

### PARTICULARS

Composite obscure double glazed door to:

### LOUNGE

11' x 11' (3.35m x 3.35m) uPVC double glazed window to front elevation, double panel radiator, brick built fireplace with two built in storage cupboards, open plan design to:



### DINING ROOM

8' 4" x 8' 3" (2.54m x 2.51m) Picture window to kitchen, door leading to stairs rising to first floor, built in under stairs storage cupboard, door to:

### KITCHEN

10' 3" x 7' (3.12m x 2.13m) Double glazed Velux window, fitted kitchen comprising one and a half bowl sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space for fridge, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating wall mounted gas boiler, spotlighting, laminated wood effect flooring, archway to:

### REAR LOBBY

uPVC double glazed door to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling, door to:

### BATHROOM

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas, laminated wood effect flooring, coving to ceiling, extractor fan, sunken spotlighting.

### FIRST FLOOR

### LANDING

Communicating doors to:

### MASTER BEDROOM

11' 2" x 11' (3.4m x 3.35m) uPVC double glazed window to front elevation, single panel radiator.

### BEDROOM TWO

8' 4" x 8' 3" (2.54m x 2.51m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder.

### EXTERNALLY

### REAR GARDEN

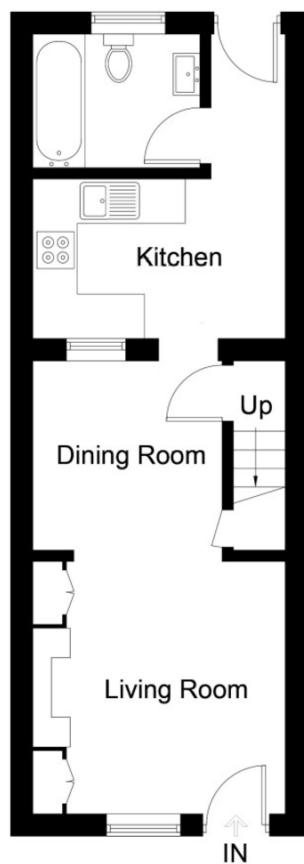
Fully enclosed easy maintenance cottage style rear garden, fully paved with outside power point, gated access to rear leading to:

Off road parking space for one small car.

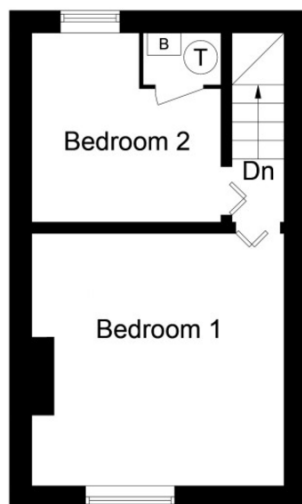
### GARAGE

Single garage en-bloc, off road parking in front for one car.





**Ground Floor**



**First Floor**

#### **COUNCIL TAX BAND**

Tax band B

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Central Bedfordshire Council

#### **OFFICE**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.