



# Kennedy & Co.

1 Oak Close, Sandy

SG19 1QD

EPC: C

£259,950

- Excellent Two Bedroom End Terrace Home
- Entrance Hall
- **No Upward Chain!**
- Spacious Lounge
- Garage With Power & Light
- Generous Fitted Kitchen/Diner
- Re-Fitted Family Bathroom
- Enclosed Rear Garden
- Driveway Providing Off Road Parking





**An excellent opportunity to purchase this superb two double bedroom end terrace home, boasting a driveway and garage with power and light connected plus no upward chain, situated in a quiet cul-de-sac location within Sandy.**

**This home boasts an entrance hall, spacious lounge, generous fitted kitchen/diner, two double bedrooms and a re-fitted first floor bathroom.**

**Other benefits include no upward chain, recently replaced uPVC double glazing throughout, and gas to radiator central heating with combination boiler.**

**Externally this ideal first time or investment home benefits from a driveway providing off road parking for one car, fully enclosed rear garden, and a single garage en-bloc with power and light connected.**

**Offered with no chain, early viewings are strongly recommended.**

**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 double glazed entrance door to:

#### **ENTRANCE HALL**

uPVC double glazed window to side elevation, single panel radiator, door to:

#### **LOUNGE**

12' 4" x 11' 9" (3.76m x 3.58m) uPVC double glazed window to front elevation, double panel radiator, stairs rising to first floor, door to:

#### **KITCHEN/DINER**

11' 9" x 10' 7" (3.58m x 3.23m) uPVC double glazed window to rear elevation plus uPVC double glazed door to rear elevation, double panel radiator, fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, fitted work surfaces, range of base units incorporating built in stainless steel oven with built in four burner stainless steel gas hob over, space and plumbing for washing machine, further range of wall mounted units incorporating fitted stainless steel extractor hood, wall mounted gas combination boiler, large built in under stairs storage cupboard, ideal space for table and chairs, tiled flooring.

## FIRST FLOOR

### LANDING

Access to loft space, large built in storage cupboard, communicating doors to:

### MASTER BEDROOM

11' 9" x 7' 8" (3.58m x 2.34m) uPVC double glazed window to front elevation, single panel radiator.

### BEDROOM TWO

11' 9" x 7' 1" (3.58m x 2.16m) Two uPVC double glazed windows to rear elevation, single panel radiator.

## BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

## EXTERNALLY

### FRONT

Driveway providing off road parking for one car, gated access to side leading to:

### REAR GARDEN

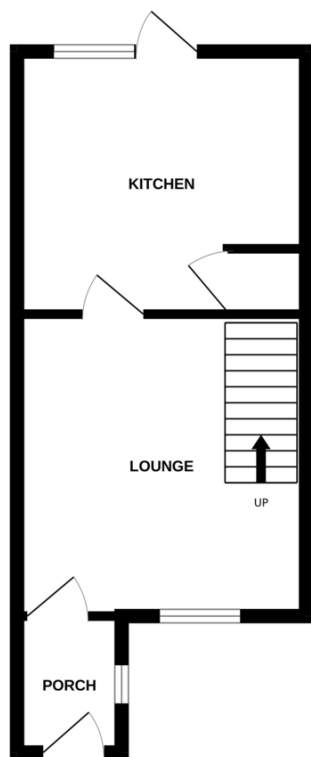
Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn, gated access to side leading to:

## GARAGE

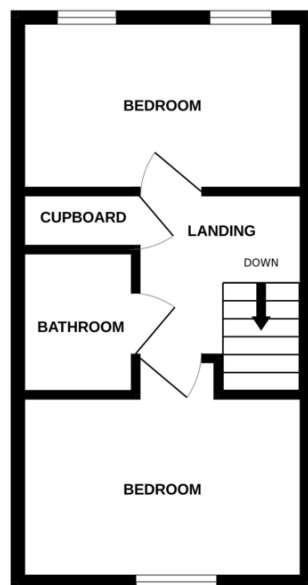
Single garage en-bloc, up and over door, power and light connected, storage in roof eaves.



GROUND FLOOR



1ST FLOOR



### COUNCIL TAX BAND

Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

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.  
Made with Heringin C3024

### OFFICE

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** [sandy@kennedyestateagents.uk](mailto:sandy@kennedyestateagents.uk)

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.