





Kennedy & Co.

18 London Road, Sandy

SG19 1EX

EPC: C

£267,500

- Two Double Bedroom Victorian Home
- No Upward Chain!
- Sitting Room With Cast Iron Wood Burner
- Spacious 13ft Kitchen/Diner
- Modern Family Bathroom
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Combi Boiler
- Enclosed Rear Garden







Dating back to 1877 and forming part of 'Lime Cottages', is this superb very well presented two double bedroom Victorian home, benefitting from no upward chain and delightful character features, ideally situated within a sought after area of Sandy.

This fine property briefly boasts a sitting room with cast iron wood burner, generous 13ft kitchen/diner, modern fitted family bathroom and two good sized double bedrooms.

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

Externally the property benefits from a small front garden, well maintained enclosed rear garden and brick outbuilding with power and light connected.

Offered with no upward chain, early viewings are strongly recommended on this ideal first time or investment property.

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 entrance door to:

SITTING ROOM

12' x 11' 5" (3.66m x 3.48m) uPVC double glazed sash style window to front elevation, single panel radiator, feature cast iron wood burner with oak mantle and stone hearth, laminated wood effect flooring, door to:

KITCHEN/DINER

13' 9" x 11' 5" (4.19m x 3.48m) uPVC double glazed sash style window to rear elevation, double panel radiator, fitted kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven with built in stainless steel four burner gas hob over, space for fridge, space for freezer, tiled to all splash areas, further range of wall mounted units, stairs rising to first floor, laminated wood effect flooring, sunken spotlighting, door to:

REAR LOBBY

uPVC double glazed door to side elevation, built in airing cupboard housing gas combination boiler, door to:

BATHROOM
uPVC obscure double glazed window to rear elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin and panelled bath with fitted shower over, tiled to all splash areas, tiled flooring, space and plumbing for washing machine, extractor fan.

FIRST FLOOR

LANDING
Communicating doors to:

MASTER BEDROOM
12' 1" x 11' 5" (3.68m x 3.48m) uPVC double glazed sash style window to front elevation, single panel radiator, feature cast iron Victorian style fireplace.

BEDROOM TWO
11' 5" x 10' 9" (3.48m x 3.28m) uPVC double glazed sash style window to rear elevation, double panel radiator, built in storage cupboard over stairs.

EXTERNALLY

FRONT
Retained by dwarf brick wall, mainly laid to slate shingle, paved pathway to entrance door.

REAR
Stone paved pathway with outside tap and outside lighting leading to:

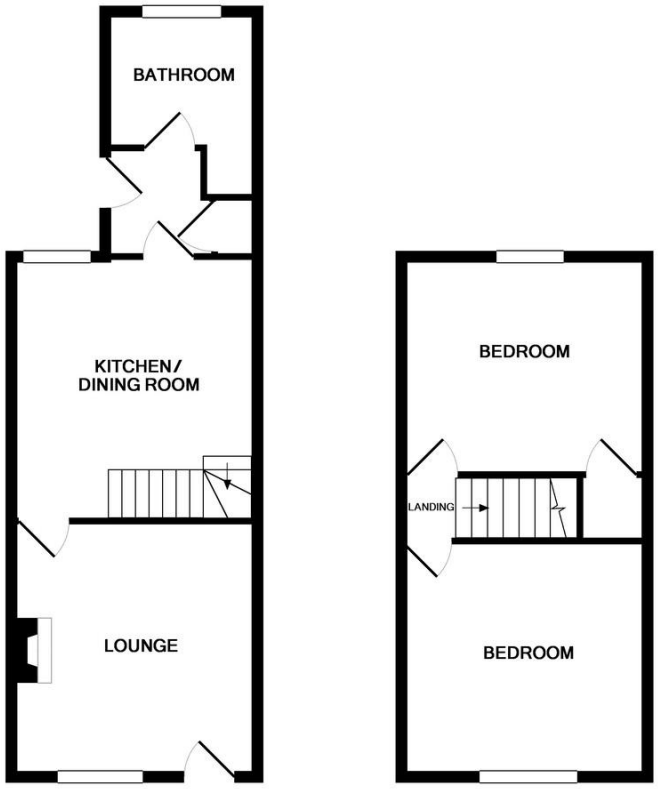
GARDEN
Enclosed garden, mainly laid to lawn with tree and shrub borders, stone paved patio seating area to rear

BRICK OUTBUILDING
Brick built outbuilding, power and light connected, ideal for storage of possible conversion to home office/gym etc.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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17 Market Square
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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 are 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