BEST ESTATE AGENT GUIDE 2025

Hancock's Estates

With you every step of the way

allAgents BEST SALES BRANCH FOR CUSTOMER EXPERIENCE Gold 2024 in Biggleswade

allAgents BEST ESTATE AGENT OF THE YEAR Gold 2024 in SG18

10 Osprey Close, Sandy, SG19 2TW

Guide price £300,000 Freehold

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10 Osprey Close
Sandy, SG19 2TW

- Chain Free Town House
- Three Double Bedrooms
- WC / Utility
- Modern Kitchen / Dining Room
- Family Bathroom & En-Suite Shower Room
- New Gas Boiler (Installed June 2025)
- Various Fitted Wardrobes and Storage Units
- Cul-De-Sac Location
- Pleasant View over Green / Playing Field
- Garage and Parking Space to Rear

Available with no forward chain, this three storey town house is located in a cul-de-sac position within a mature established popular development. A garage and parking space is accessed to the rear. The property has many upgraded features and improvements, however some further remedial work would be benficial, hence the extremely realistic price guide.

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Entrance Hall	
Living Room	12'7" x 11'10" (3.83m x 3.61m)
Kitchen/Dining Room	14'11" x 9'4" (4.55m x 2.84m)
Lobby	
W.C. / Utility	
Landing	16'4" x 6'5" (4.98m x 1.96m)
Bedroom 2	12'2" x 8'2" (3.70m x 2.49m)
Bedroom 3	9'11" x 8'2" (3.02m x 2.49m)
Bathroom	
Top Floor	
Master Bedroom	15'3" x 11'3" (4.66m x 3.44m)
En-suite	

Garden 35ft (10.67mft)
Access to rear of garage.

Garage 17'4" x 8'6" (5.28m x 2.59m)
Power and light.

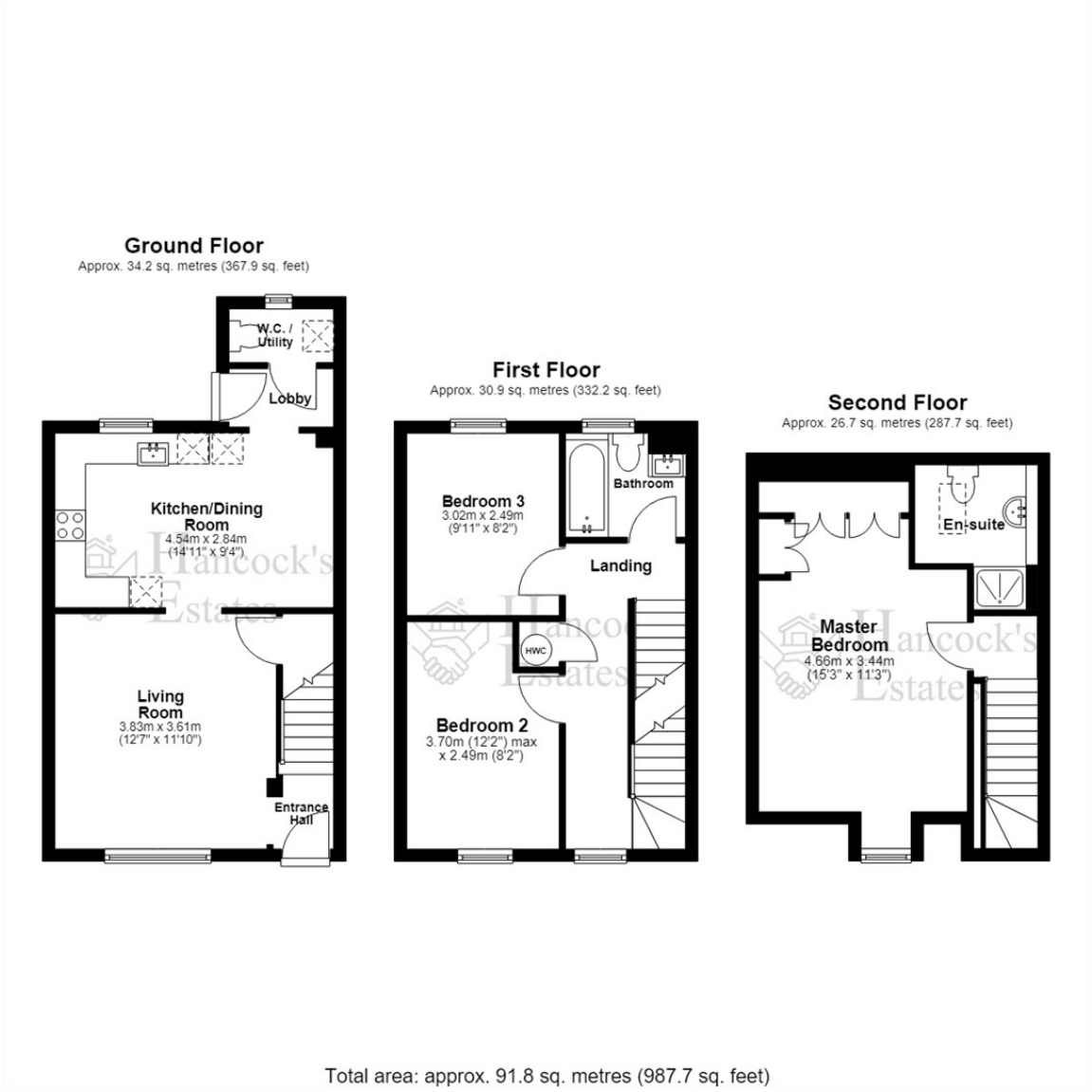
Agents Notes
Council Tax Band: D (£2,538.53 2026/27)
New Gas Boiler installed 19/06/2025
Gas Boiler latest service June 2026

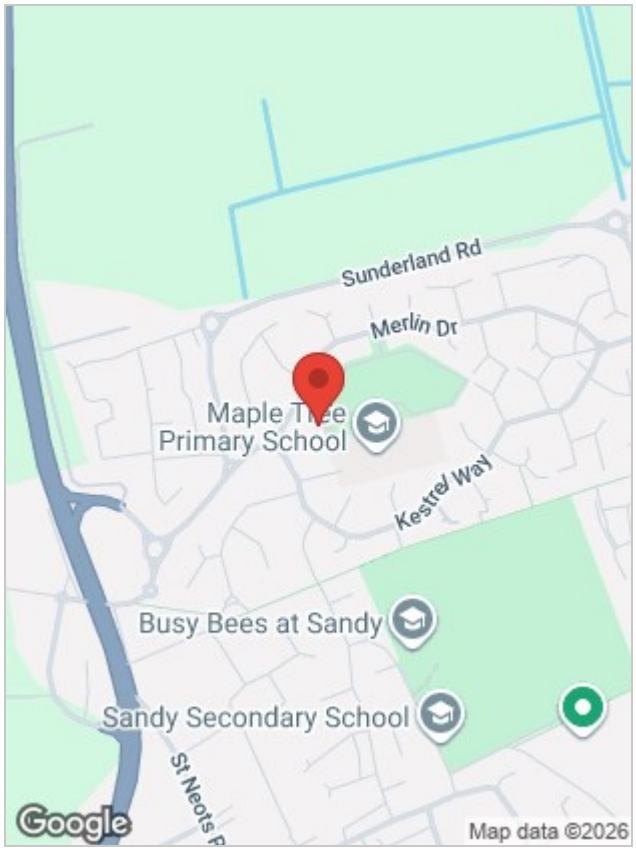
About The Area
Sandy is an exceptionally well supported town with Pubs, Post Office, Indian and Chinese takeaway / restaurants, Chip Shop, Cafe's, numerous barbers and hairdressers, butcher, bakery, Doctors surgery, Pharmacies, Library, Vets, Co Op and Tesco supermarkets, plus much more!

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.

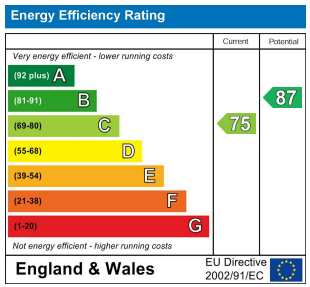
Precise Location: what3words
passing.spindles.speeches

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.





For GPS direction please follow **SG19 2TW**



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.

39 Sanger Avenue, Biggleswade, Bedfordshire, SG18 8FY
Tel: 01767 348 288 | Email: sales@hancocks-estates.co.uk