CARTERS
ESTATE AGENTS



33 Sandiacre Avenue

Sandyford, ST6 5BX

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Price £110,000

Modern Two-Bedroom Apartment in Sought-After Residential Estate

Carters are pleased to offer this contemporary two-bedroom apartment, ideally located within a popular residential development. This property presents an excellent opportunity for first-time buyers or those seeking to downsize in a convenient and modern setting.

The accommodation comprises an entrance hallway leading to a generous open-plan kitchen and living area, two well-proportioned bedrooms, and a stylish three-piece bathroom suite.

Externally, the property benefits from a communal landscaped garden and a designated private parking space, providing both convenience and practicality.

Properties of this quality and location are rarely available on the market. Early viewing is strongly recommended.

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Entrance Hall
UPVC double glazed entrance door to the front elevation.
Radiator. Built in storage cupboard.

Kitchen Area
8' x 6'5" (2.44m x 1.96m)
UPVC double glazed window to the rear elevation. Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Four ring electric hob with a stainless steel splashback. Space for a fridge freezer. Space and plumbing for a washing machine. Space for a tumble dryer. Partially tiled walls. Vinyl flooring.

Living Area
10'5" x 15'1" (3.18m x 4.60m)
UPVC double glazed window to the front elevation.
Radiator. TV point.

Bedroom One
13' x 10' (3.96m x 3.05m)
UPVC double glazed windows to the front and side elevations.
Radiator.

Bedroom Two
13' x 6'9" (3.96m x 2.06m)
UPVC double glazed window to the rear elevation.
Radiator.

Bathroom
Three piece bathroom suite comprising of; panel bath with an electric shower over, pedestal wash hand basin and a low level w.c. Extractor fan. Partially tiled walls. Radiator. Tiled flooring.

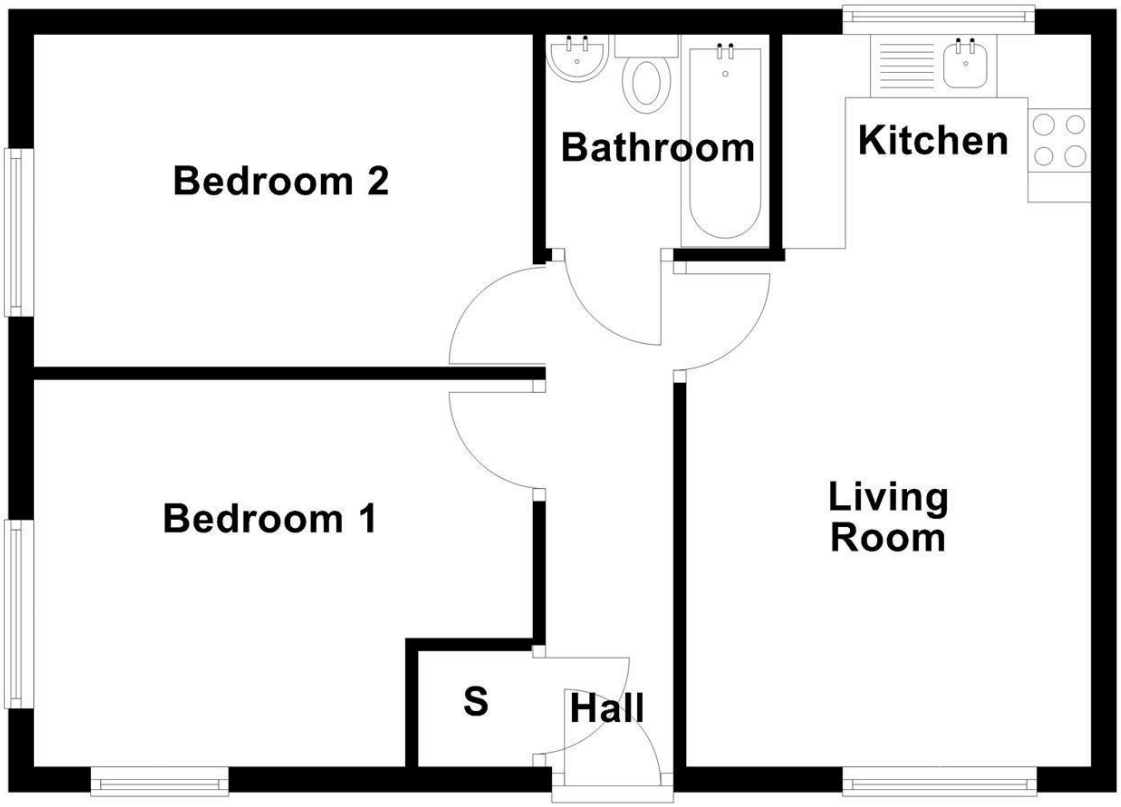
Externally
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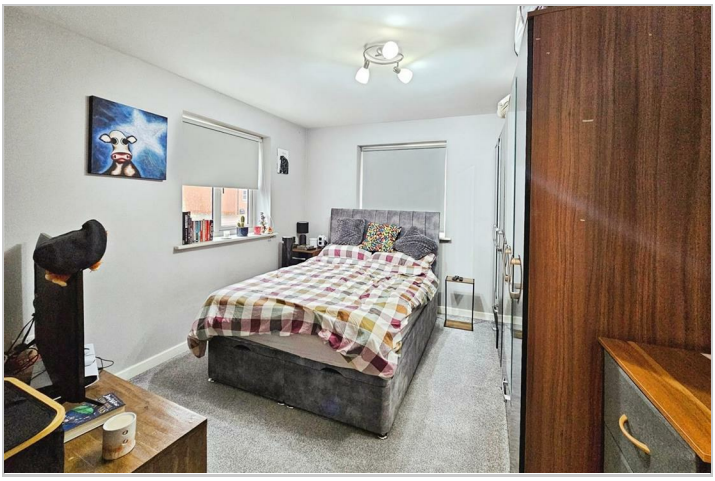
Additional Information
Leasehold. Council Tax Band B.

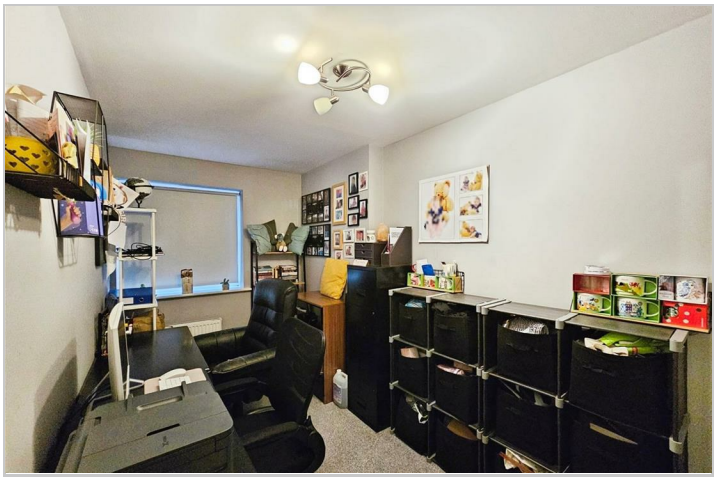
TOTAL FLOOR AREA: TBC

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor











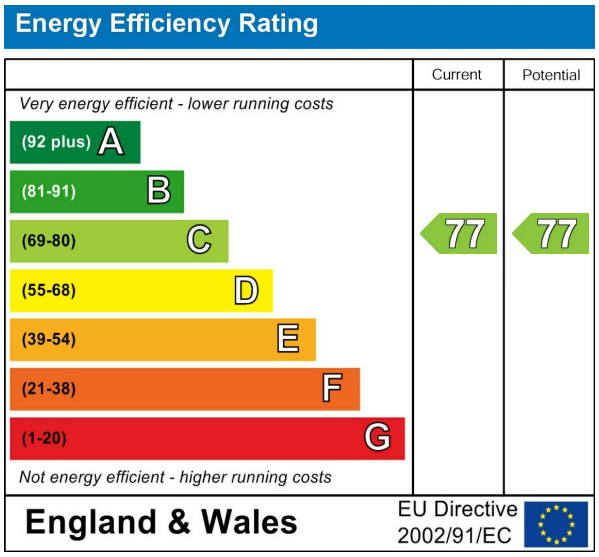
Road Map

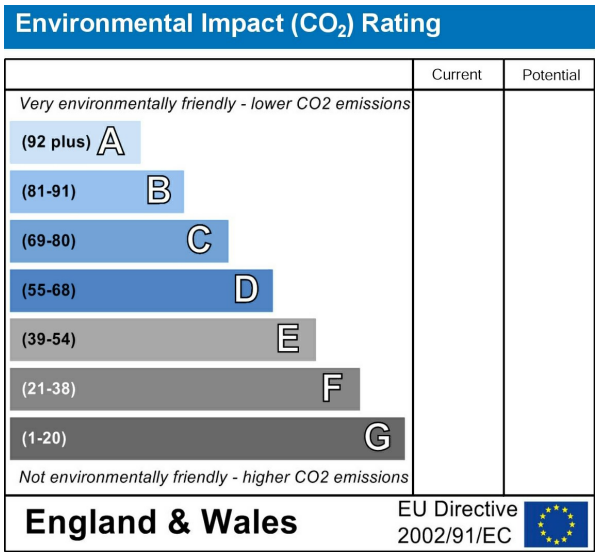


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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