



Kennedy & Co.

Carter Street, Sandy

SG19 1BT

EPC: D

£259,950

- Very Well Presented Two Bedroom Period Home
- Sitting Room With Feature Open Fireplace
- Separate Dining Room
- Modern Fitted Kitchen
- Spacious First Floor Landing/Study Space
- Re-Fitted Modern Shower Room
- Front Garden
- Generous Fully Enclosed Established Rear Garden



A fantastic opportunity to purchase this improved and very well presented two bedroom period home, benefitting from two generous reception rooms, modern kitchen and re-fitted first floor shower room, ideally situated in an ever popular location within Sandy.

This fine property briefly boasts a sitting room with feature open fireplace, separate dining room with feature fireplace, modern kitchen, re-fitted modern first floor shower room and two bedrooms plus a spacious landing/study space.

Other benefits include gas to radiator central heating with combination boiler, and uPVC double glazing throughout.

Externally the property benefits from an enclosed easy maintenance front garden, and generous fully enclosed established rear garden.

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 entrance door to:

SITTING ROOM

12' 5" x 11' (3.78m x 3.35m) uPVC double glazed sash style window to front elevation, single panel radiator, feature cast iron fireplace with tiled hearth, laminated wood effect flooring, coving to ceiling, door to:

INNER HALL

Stairs rising to first floor, laminated wood effect flooring, doorway to:

DINING ROOM

12' 5" x 11' (3.78m x 3.35m) uPVC double glazed French doors to rear elevation, single panel radiator, feature fireplace with wooden surround and tiled hearth, laminated wood effect flooring, coving to ceiling, built in storage cupboard under stairs, door to:

KITCHEN

8' x 6' 4" (2.44m x 1.93m) uPVC double glazed window and uPVC double glazed door both to side elevation, fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, high gloss work surfaces, range of base units incorporating built in oven, built in four burner gas hob, space and plumbing for washing machine, further range of wall mounted units incorporating fitted extractor hood, laminated wood effect flooring.

FIRST FLOOR

LANDING/STUDY

11' x 6' (3.35m x 1.83m) Spacious landing which can be utilised as a study, access to loft space, laminated wood effect flooring, communicating doors to:

MASTER BEDROOM

12' 6" x 11' (3.81m x 3.35m) uPVC double glazed sash style window to front elevation, single panel radiator, feature Victorian style cast iron fireplace, built in double wardrobe.

BEDROOM TWO

10' 10" x 6' 2" (3.3m x 1.88m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, built in storage cupboard over stairs.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled double shower enclosure with fitted shower over, tiled to all elevations, tiled flooring, extractor fan.

EXTERNALLY

FRONT

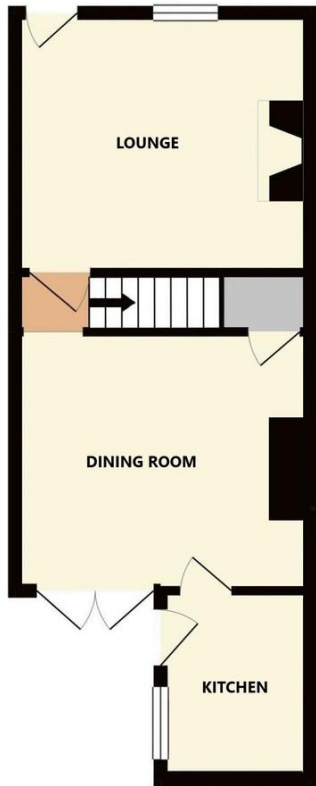
Enclosed easy maintenance front garden, mainly laid to mono-block paving with gated pathway to entrance door.

REAR GARDEN

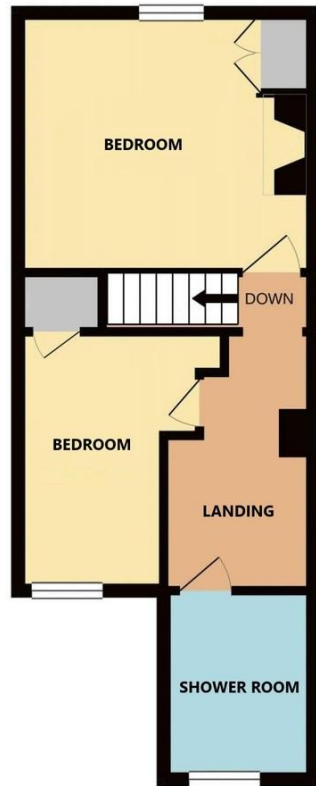
Generous initial paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, timber shed, neighbouring right of way access.



GROUND FLOOR



1ST FLOOR



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.

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

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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