



**Kennedy  
& Co.**

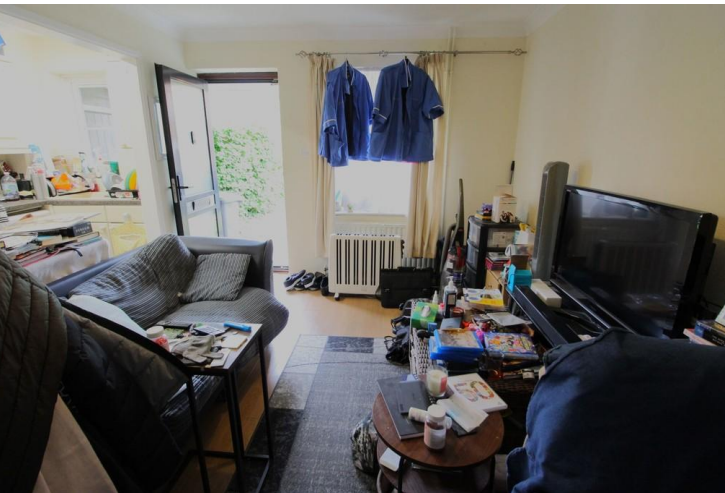
109 Laburnum Road, Sandy

SG19 1HY

EPC: TBA

£150,000

- One Double Bedroom
- Lounge
- Open Plan Kitchen
- Bathroom
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Combi Boiler
- Allocated Off Road Parking
- Communal Gardens



**An excellent investment opportunity with this rarely available one double bedroom modern home, offered with a sitting tenant in place looking to continue their tenancy agreement, also offered with a brand new 999 year lease, situated to the end of a quiet no through road within walking distance of the town centre.**

**The property briefly boasts a spacious lounge, open plan kitchen, first floor family bathroom and one double bedroom.**

**Other benefits include no upward chain, uPVC double glazing throughout, gas to radiator central heating with replaced combination boiler and a brand new 999 year lease.**

**Externally this superb home offers outside storage cupboard, communal gardens and allocated off road parking for one vehicle.**

**Early viewings highly 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**

Storm porch with obscure double glazed entrance door to:

#### **LOUNGE**

12' 8" x 10' 1" (3.86m x 3.07m) uPVC double glazed box bay window to front elevation, double panel radiator, laminated wood effect flooring, coving to ceiling, stairs rising to first floor, open plan to:

#### **KITCHEN**

9' 3" x 5' (2.82m x 1.52m) uPVC double glazed window to front elevation, single panel radiator, fitted kitchen comprising of one and a half bowl sink drainer unit with mixer taps over, rolled top work surfaces, range of fitted base units incorporating built in oven with built in four burner gas hob over, space and plumbing for washing machine, space for fridge/freezer, tiling to all splash areas, further range of wall units incorporating fitted extractor hood, vinyl flooring.

#### **FIRST FLOOR**

#### **LANDING**

Access to loft space, communicating doors to:

## **BEDROOM**

10' 9" x 9' 2" (3.28m x 2.79m) Dual aspect room, uPVC double glazed windows to both front and side elevations, double panel radiator, built in storage cupboard housing gas combination boiler, further built in storage cupboard over stairs.

## **BATHROOM**

uPVC obscure double glazed window to front elevation, single panel radiator, fitted three piece white suite comprising of low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, vinyl flooring.

## **EXTERNALLY**

### **FRONT**

Outside storage cupboard, allocated off road parking for one vehicle.

Communal gardens.

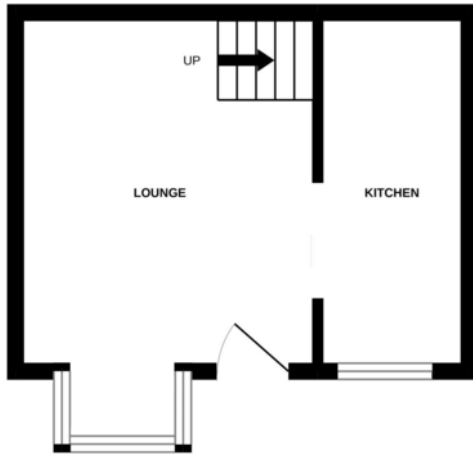
### **SHARE OF FREEHOLD**

Brand New Lease

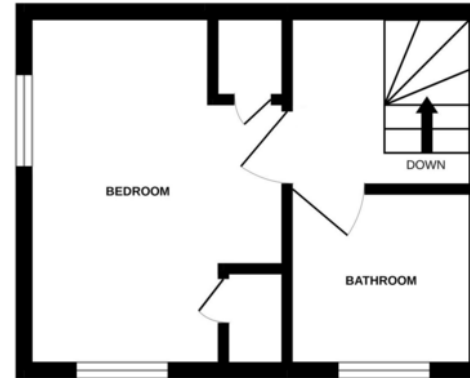
Years Remaining: 999

Charges: Approx. £600 per annum

GROUND FLOOR  
19.2 sq.m. (207 sq.ft.) approx.



1ST FLOOR  
18.2 sq.m. (196 sq.ft.) approx.



TOTAL FLOOR AREA : 37.4 sq.m. (403 sq.ft.) approx.

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 A

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

### OFFICE

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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