



Kennedy & Co.

High Road, Beeston

SG19 1PA

EPC: E * No Upward Chain! *

£160,000

- Two Double Bedroom End Terrace Home
- Spacious 20ft Open Plan Living Space With Kitchen Area
- Re-Fitted Modern Bathroom
- Generous Enclosed Rear Garden
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating With Replaced Combi Boiler
- Ideal First Time/Investment Buy
- Sensibly Priced To Sell



A superb opportunity to purchase this two double bedroom end of terrace period home, which has been sensibly priced to sell and benefits from a generous enclosed rear garden and no upward chain, situated within close proximity to the A1m in the popular village of Beeston.

This property briefly boasts an open plan 20ft living space with fitted kitchen area, re-fitted modern family bathroom, and two double bedrooms.

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

Externally the property benefits from a generous enclosed rear garden.

Early viewings are strongly recommended on this ideal first time or investment property.

Beeston is situated within a short drive of Sandy, which 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

uPVC obscure double glazed entrance door to:

LIVING SPACE

20' 6" x 11' (6.25m x 3.35m) uPVC double glazed window to front elevation and rear elevation, two double panel radiators, stairs rising to first floor, laminated wood effect flooring, open plan kitchen area with one bowl composite sink/drainage unit with mixer tap over, fitted work surfaces, range of base units

incorporating built in stainless steel oven, built in four burner electric hob, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, doorway to:

REAR LOBBY

uPVC double glazed door to side elevation, built in storage cupboards, space for fridge/freezer, vinyl wood effect flooring, door to:

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, tiled flooring, cupboard space with space and plumbing for washing machine and hidden replaced gas combi boiler.

FIRST FLOOR

LANDING

Communicating doors to:

MASTER BEDROOM

11' 1" x 11' 1" (3.38m x 3.38m) uPVC double glazed window to front elevation, double panel radiator.

BEDROOM TWO

9' 1" x 8' 3" (2.77m x 2.51m) uPVC double glazed window to rear elevation, single panel radiator, wooden flooring.

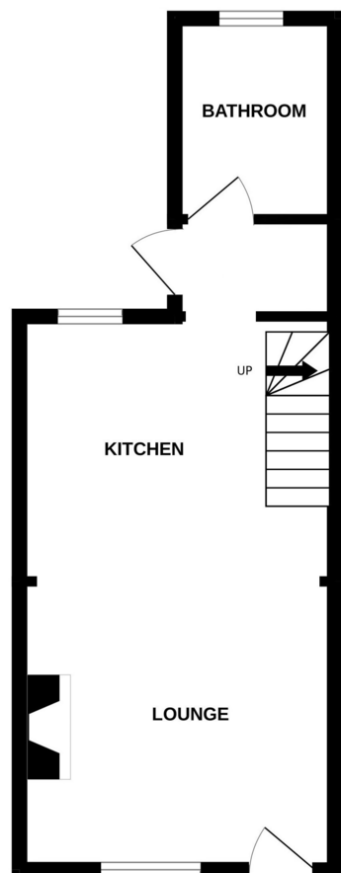
EXTERNALLY

REAR GARDEN

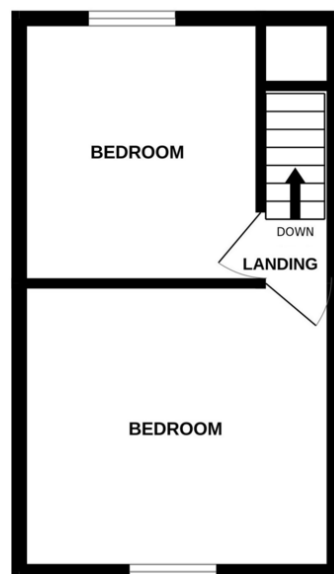
Generous enclosed rear garden, initial patio area with outside tap, mainly laid to lawn.



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 A

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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.