



# Kennedy & Co.

Arran Close, Sandy

SG19 1QN

EPC: TBA

£199,950

- One Large Double Bedroom With Air Conditioning
- Entrance Hall
- Spacious 14ft Lounge With Air Conditioning
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Bathroom
- Enclosed Rear Garden
- Solar Panelling
- Allocated Off Road Parking



An excellent opportunity to purchase this superb one large double bedroom end of terrace home, situated in a quiet cul-de-sac location within easy walking distance of the town centre, boasting its own private rear garden, allocated off road parking, air conditioning and solar panelling.

The property briefly boasts an entrance hall, spacious 14ft lounge, modern fitted kitchen, generous 14ft double bedroom and modern first floor family bathroom.

Other benefits include uPVC double glazing throughout, electric storage heaters, air conditioning and solar panelling contributing to reduced energy bills.

Externally this superb home offers a private enclosed rear garden and allocated off road parking for two vehicles.



Early viewings on this ideal first time/investment buy are 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**

uPVC double glazed entrance door to:

#### **ENTRANCE HALL**

Electric radiator, laminated wood effect flooring, open plan design to:



#### **LOUNGE**

14' 6" x 12' 6" (4.42m x 3.81m) Dual aspect room, uPVC double glazed window to front elevation, further uPVC double glazed French doors to side elevation, two wall mounted electric radiators, air conditioning unit, stairs rising to first floor with built in storage cupboard below, laminated wood effect flooring, archway to:

#### **KITCHEN**

8' 8" x 6' (2.64m x 1.83m) uPVC double glazed window to side elevation, re-fitted modern kitchen comprising one bowl stainless steel sink drainer unit, rolled top work surfaces, range of fitted base units incorporating built in stainless steel oven, built in four burner electric hob over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall units incorporating fitted stainless steel extractor hood, tiled flooring.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side elevation, built in airing cupboard housing hot water cylinder, communicating doors to:

### BEDROOM

12' 7" x 9' 2" (3.84m x 2.79m) uPVC double glazed window to front elevation, wall mounted electric radiator, air conditioning unit, range of built in sliding wardrobes to one elevation, access to loft space.

### BATHROOM

uPVC obscure double glazed window to side elevation, wall mounted electric heated towel rail, re-fitted three piece white suite comprising of low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over and fitted shower

over, tiled to all splash areas, tiled wood effect flooring, extractor fan.

## EXTERNALLY

### FRONT

Easy maintenance front garden laid to resin, external storage cupboard, gated access to:

### REAR GARDEN

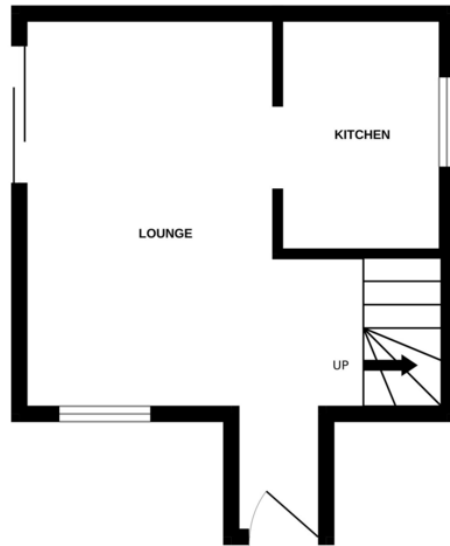
Fully enclosed easy maintenance rear garden, laid to paving and artificial lawn, timber shed.

### PARKING

Private parking area with allocated off road parking for one car.



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 B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

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