



# Kennedy & Co.

3 Cambridge Road, Sandy

SG19 1JE

EPC: C

£249,950

- Completely Renovated & Hugely Improved Throughout
- Two Double Bedrooms
- **No Upward Chain**
- Spacious 13ft x 12ft Lounge
- Generous 13ft Separate Dining Room
- Newly Fitted Kitchen
- Newly Fitted 4 Piece First Floor Bathroom
- Ideal Sought After Location



This stunning two double bedroom period home has undergone complete renovation and has been hugely improved throughout, offering no upward chain, spacious accommodation and newly fitted kitchen and large bathroom, whilst enjoying a superb sought after convenient location within very easy walking distance of the town centre, train station and countryside walks through the sand hills.

This fine property briefly boasts a generous 13ft x 12ft sitting room, spacious 13ft separate dining room, newly fitted kitchen with appliances, generous newly fitted first floor four piece bathroom, and two double bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, newly installed gas to radiator central heating with feature column radiators, a complete re-wire and re-decorate, and all new floor coverings.



Externally the property offers a courtyard garden to the rear.

Offered with no upward chain, early viewings on this delightful home are strongly advised.

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 obscure double glazed entrance door to:

### **LOUNGE**

13' x 12' (3.96m x 3.66m) uPVC double glazed window to front elevation, feature column radiator, laminated wood effect flooring, sunken spotlighting, coving to ceiling, archway to:



### **DINING ROOM**

13' x 11' 5" (3.96m x 3.48m) Feature column radiator, laminated wood effect flooring, stairs rising to first floor with built in under stairs storage cupboard, coving to ceiling, sunken spotlighting, picture window and doorway to:

### **KITCHEN**

9' 10" x 9' 5" (3m x 2.87m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, plus uPVC double glazed door to rear elevation, feature column radiator, newly fitted kitchen comprising one and a half bowl composite sink/drain unit with mixer tap over, stone effect work surfaces, range of base units incorporating built in stainless steel oven, built in four burner induction hob over, built in dishwasher with matching door, washing machine, American style fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating built

in stainless steel extractor hood, hidden wall mounted gas boiler, sunken spotlighting, coving to ceiling, laminated wood effect flooring.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side elevation, feature column radiator, access to loft space, coving to ceiling, sunken spotlighting, communicating doors to:

### MASTER BEDROOM

13' x 12' (3.96m x 3.66m) uPVC double glazed window to front elevation, feature column radiator, coving to ceiling.

### BEDROOM TWO

11' 6" x 7' (3.51m x 2.13m) uPVC double glazed window to side elevation, feature column radiator, coving to ceiling.

## BATHROOM

uPVC obscure double glazed window to rear elevation, feature column radiator with towel rail, newly fitted four piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with wall mounted mixer tap over, large fully tiled double shower cubicle with fitted shower over, tiled to half height to all elevations, sunken spotlighting, tiled flooring, extractor fan.

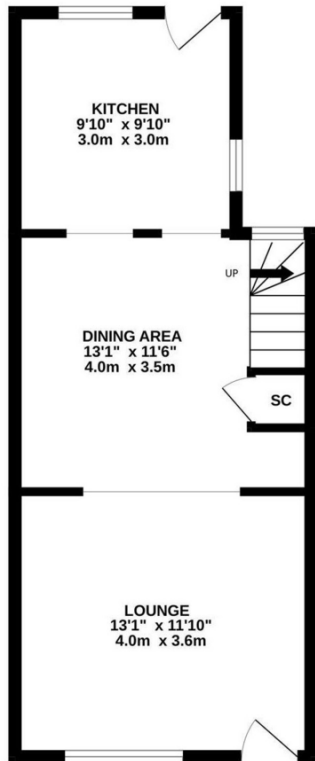
## EXTERNALLY

### GARDEN

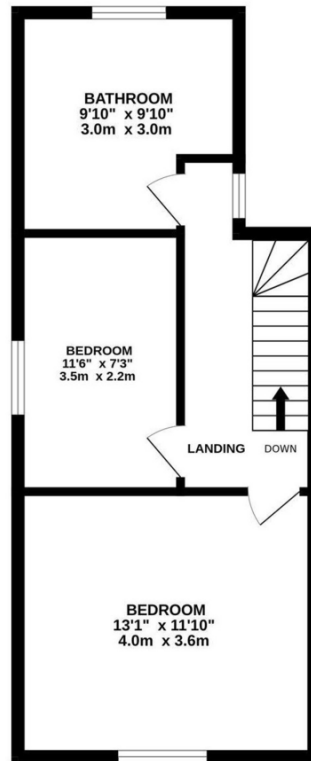
Enclosed courtyard rear garden with outside tap, gated access to side.



GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) 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.  
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### COUNCIL TAX BAND

Tax band B

### TENURE

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