



43 High Street

Sandy, Bedfordshire, SG19 1AG

Gavin Mills
POWERED BY

UK



43 High Street

Offers in Excess of £400,000

A three double bedroom, semi detached period home requiring renovation, and over looking The Parish Church of Saint Swithun, in Sandy Town Centre.

Dating back to 1897, this bay fronted, late Victorian home is conveniently located for access to a wide range of local amenities, schools, and Sandy train station.

The property has a wealth of potential to be remodelled, refurbished and extended (STPP) and is offered for sale with no upper chain.

Ground Floor Accommodation

The entrance hall has stairs rising to the first floor with a storage area below. To the front of the property, there is a sitting room with an open feature fireplace and a bay window. There is a separate study, a ground floor bathroom with an inset corner bath and a shower cubicle, and a utility cupboard.

To the rear, there is an open plan dining/kitchen/garden room, with access to both the side and rear gardens.

First Floor Accommodation

There are three double bedrooms and a shower room on the first floor, all bedrooms have feature fireplaces, and the principal bedroom has views to the front overlooking the church.

Outside

To the front, there is a paved garden with a variety of flower and shrub beds.

To the side, there is ample off-street parking for several vehicles ahead of the single garage.

To the rear, the gardens are laid to lawn and patio. There is a garden store shed, a greenhouse and a chicken run.



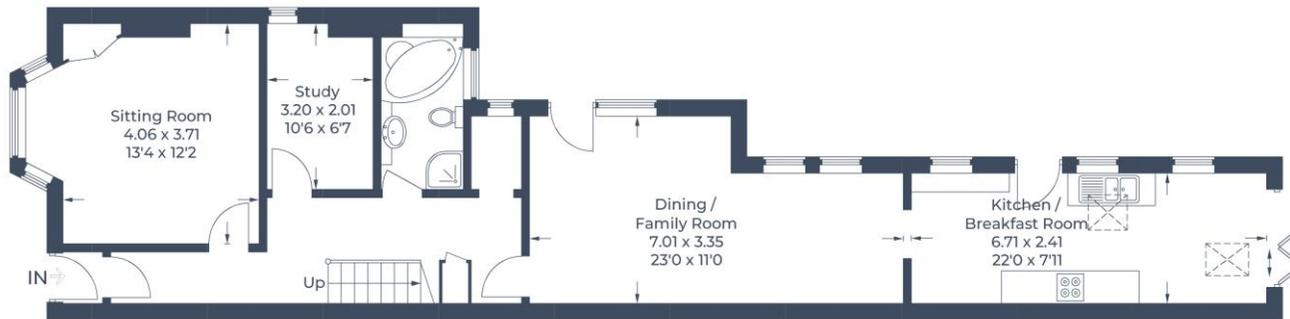
Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 Ground Floor = 82.5 sq m / 888 sq ft
 First Floor = 56.3 sq m / 606 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 152.6 sq m / 1,642 sq ft



(Not Shown In Actual Location / Orientation)

First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.