





Kennedy & Co.

# 43 College Road, Sandy

SG19 1RJ

EPC: C

## £259,950

- Very Spacious Three Bedroom Home
- No Upward Chain!
- Entrance Hall With Cloakroom
- Very Generous 17ft Kitchen/Diner
- 14ft x 12ft Sitting Room
- 15ft Master Bedroom
- 15ft Guest Bedroom
- Family Bathroom
- Enclosed Easy Maintenance Front & Rear Gardens







**A superb opportunity to purchase this very spacious three bedroom home, boasting a generous 17ft kitchen/diner and spacious 14ft x 12ft lounge, plus no upward chain and easy maintenance front and rear gardens, situated within easy walking distance of Sandy Secondary School making it ideal for growing families.**

**The property briefly boasts an entrance hallway with cloakroom, very spacious 17ft kitchen/diner, generous 14ft lounge, 15ft master bedroom, 15ft guest bedroom, family bathroom, and one further bedroom.**

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

**Externally this superb home benefits from an easy maintenance front garden, and easy maintenance enclosed rear garden.**

**Offered with no upward chain, early viewings are strongly encouraged.**

**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 uPVC obscure double glazed entrance door to:

## ENTRANCE HALL

Single panel radiator, laminated wood effect flooring, stairs rising to first floor, three built in storage cupboards, communicating doors to:

## CLOAKROOM

uPVC obscure double glazed window to front elevation, fitted two piece suite comprising low level W.C and wash hand basin, vinyl flooring.

## KITCHEN/DINER

17' 2" x 8' (5.23m x 2.44m) uPVC double glazed window to front elevation, fitted kitchen comprising one bowl stainless steel sink/drainer with mixer tap over, range of base units incorporating space and plumbing for washing machine, space for fridge, space for freezer, space for cooker, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood and wall mounted gas combi boiler, tiled flooring, ideal space for table and chairs, built in double doored storage cupboard.

## LOUNGE
14' 6" x 12' (4.42m x 3.66m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, double panel radiator.

## FIRST FLOOR

## LANDING
Access to loft space, single panel radiator, two built in storage cupboards, communicating doors to:

## MASTER BEDROOM
15' 5" x 8' 6" (4.7m x 2.59m) uPVC double glazed window to front elevation, built in double sliding wardrobes.

## BEDROOM TWO
15' 2" x 8' 6" (4.62m x 2.59m) uPVC double glazed window to rear elevation, built in double sliding wardrobes.

## BEDROOM THREE
12' 5" x 5' 9" (3.78m x 1.75m) uPVC double glazed window to rear elevation.

## BATHROOM
uPVC obscure double glazed window to front elevation, fitted three piece suite comprising low level W.C, wash hand basin and panelled bath with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, built in storage cupboard, coving to ceiling.

## EXTERNALLY

## FRONT
Enclosed easy maintenance front garden, mainly paved with mature tree and shrub beds, built in external storage cupboard.

## REAR GARDEN
Fully enclosed easy maintenance rear garden, fully paved with established tree and shrub borders, gated access to rear, timber shed.

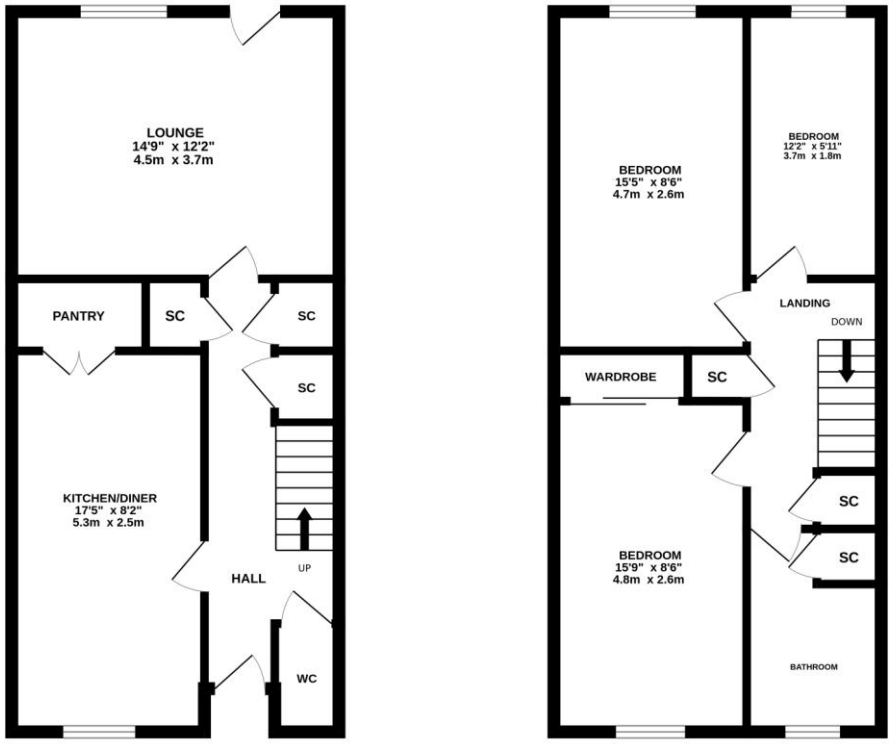






GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.




TOTAL FLOOR AREA : 976 sq.ft. (90.7 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

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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 are 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