





Kennedy & Co.

17 Engayne Avenue, Sandy

SG19 1BN

EPC: C

£249,950

- Two Double Bedroom Modern Home
- No Upward Chain!
- Spacious 14ft Lounge
- Modern Kitchen/Diner
- Modern Family Bathroom
- Enclosed Easy Maintenance Rear Garden
- Private Parking For 2 Vehicles
- uPVC Double Glazing Throughout







An excellent opportunity to purchase this well presented two double bedroom modern terrace home, offered with no upward chain, and benefitting from an easy maintenance rear garden plus private parking for two vehicles.

This superb home briefly boasts a spacious 14ft lounge, modern fitted kitchen/diner, modern first floor bathroom and two double bedrooms.

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

Externally this home benefits from an enclosed easy maintenance rear garden and private allocated off road parking for two vehicles.

Offered with no upward chain, viewings are highly recommended.

PARTICULARS

Storm porch with built in external storage cupboard and uPVC double glazed entrance door to:

LOUNGE

14' 1" x 11' 8" (4.29m x 3.56m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, stairs rising to first floor with built in storage cupboard below, door to:

KITCHEN/DINER

11' 7" x 9' 5" (3.53m x 2.87m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, single panel radiator. modern fitted kitchen comprising of one and a half bowl sink/drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space for cooker, space and plumbing for washing machine, space for fridge/freezer, tiled to splash areas, range of matching wall mounted units incorporating fitted extractor hood, tiled flooring, ideal space for table and chairs.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

10' x 7' 1" (3.05m x 2.16m) uPVC double glazed window to rear elevation, single panel radiator, built in mirrored floor to ceiling sliding wardrobes, wooden flooring.

BEDROOM TWO

11' 9" x 8' 8" (3.58m x 2.64m) uPVC double glazed window to front elevation, single panel radiator, built in airing cupboard, wooden flooring.

BATHROOM

Single panel radiator, fitted three piece white suite comprising of low level W.C, wash hand basin, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, tiled flooring, extractor fan.

EXTERNALLY

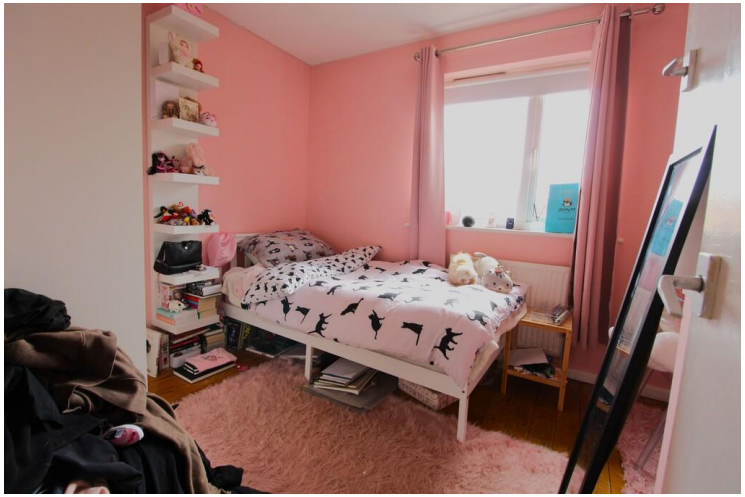
FRONT

Two small areas laid to shingle, paved pathway to entrance door, mono-block paved allocated off road parking for two vehicles.

REAR GARDEN

Fully enclosed easy maintenance rear garden, initial paved patio area with outside tap, mainly paved with gated access to side.









COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

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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