



# Kennedy & Co.

Brickhill Road, Sandy

SG19 1JH

EPC: D

£275,000

- Sensibly Priced Two Bedroom Semi-Detached Period Home
- **No Upward Chain!**
- Sitting Room
- Separate Dining Room
- Generous 20ft Modern Kitchen/Breakfast Room
- Re-Fitted Modern First Floor Bathroom
- Larger Than Average Enclosed Rear Garden
- Highly Sought After Location



A superb opportunity to purchase this sensibly priced and spacious two bedroom semi-detached period home, situated in a highly sought after no through road location within easy walking distance of the town centre and train station, benefitting from no upward chain and a larger than average rear garden.

This delightful home boasts a sitting room with feature living flame gas fireplace, separate dining room, spacious 20ft modern kitchen/breakfast room, re-fitted first floor bathroom and 2 bedrooms.

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

Externally the property offers a shingled front garden, and larger than average enclosed rear garden.

Offered with no upward chain, early viewings are strongly encouraged to avoid disappointment.

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**

Timber entrance door to:

#### **LOUNGE**

11' 8" x 10' 6" (3.56m x 3.2m) uPVC double glazed window to front elevation, single panel radiator, feature living flame gas wood burner, built in storage cupboards, laminated wood effect flooring, picture rail, door to:

#### **INNER HALL**

Stairs rising to first floor, laminated wood effect flooring, coving to ceiling, door to:

#### **DINING ROOM**

11' 8" x 10' 7" (3.56m x 3.23m) Window to rear elevation, double panel radiator, feature fireplace, laminated wood effect flooring, built in under stairs storage cupboard, coving to ceiling, doorway to:

#### **KITCHEN/BREAKFAST ROOM**

20' 8" x 7' 3" (6.3m x 2.21m) Dual aspect room, uPVC double glazed window to side elevation and uPVC double glazed French doors to rear elevation, double panel radiator, re-fitted modern kitchen comprising one bowl composite sink/drainage unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in stainless steel oven, built in four burner gas hob, built in fridge/freezer with matching door, space and plumbing for washing machine, tiled

to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, steps down to breakfast area with ideal space for table and chairs, coving to ceiling, door to:

### **SIDE LOBBY**

uPVC double glazed windows to side elevation, uPVC double glazed door to rear elevation, quarry tiled flooring, idea for storage.

### **FIRST FLOOR**

#### **LANDING**

Coving to ceiling, communicating doors to:

#### **MASTER BEDROOM**

11' 8" x 10' 6" (3.56m x 3.2m) uPVC double glazed window to front elevation, double panel radiator, picture rail, access to loft space.

#### **BEDROOM TWO**

10' 7" x 8' 1" (3.23m x 2.46m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard over stairs.

#### **BATHROOM**

uPVC obscure double glazed window to rear elevation, single panel radiator, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with fitted shower over, tiled to all splash areas, tiled flooring, sunken spotlighting, built in storage cupboards.

#### **EXTERNALLY**

##### **FRONT**

Retained by dwarf brick wall, mainly laid to shingled, pathway to entrance door and gated access to side leading to:

##### **REAR**

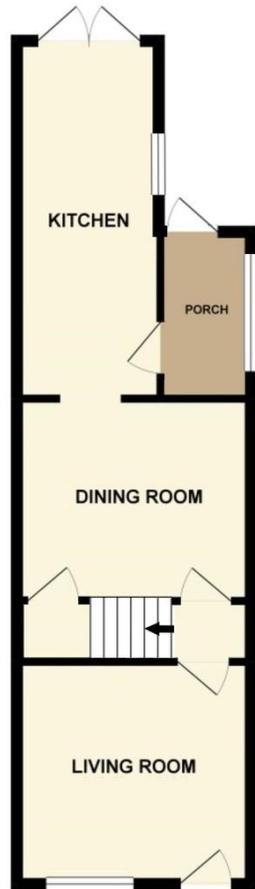
Initial courtyard area with brick built boiler cupboard housing replaced gas combination boiler, gated access to:

##### **GARDEN**

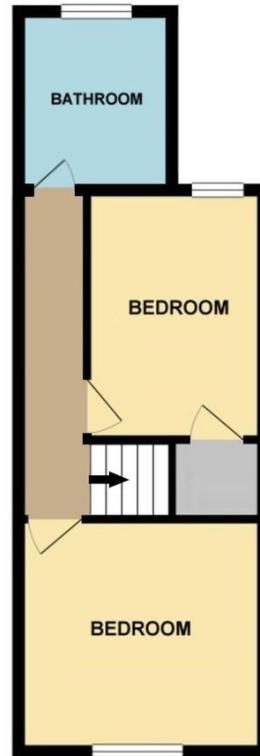
Enclosed larger than average rear garden, initial patio area with outside tap and outside power point, mainly laid to shingle with established tree and shrub borders and beds.



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 misstatement. 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 C

**TENURE**

Freehold

**LOCAL AUTHORITY**

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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