



Kennedy & Co.

Owlswood, Sandy

SG19 2SL

EPC: C

£215,000

- Two Bedroom Modern Coach House
- **No Upward Chain!**
- Very Generous 18ft x 14ft Open Plan Living Area
- Modern Kitchen Area
- Modern Family Bathroom
- Private Enclosed Garden
- Driveway Providing Off Road Parking For 2 Cars
- Single Garage



An excellent opportunity to purchase this purpose built and very rarely available spacious two bedroom modern coach house, benefitting from no upward chain, garage, driveway and private garden, situated to the end of a quiet cul-de-sac within the popular St Ivel Park area of Sandy.

This fine home briefly boasts an entrance hall, generous 18ft x 14ft open plan living space with modern open plan kitchen area, modern family bathroom, and two bedrooms.

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

Externally the property offers a mono-block paved driveway providing off road parking for two cars, private enclosed garden, and single garage.

Offered with no chain, early viewings are 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

Composite double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to:

FIRST FLOOR HALL

Access to loft space, built in airing cupboard housing gas combi boiler, communicating doors to:

LIVING SPACE

18' 3" x 14' 6" (5.56m x 4.42m) uPVC double glazed window to front elevation, two double glazed Velux windows, two double panel radiators, open plan living area with modern kitchen comprising one bowl stainless steel sink/drainers unit with mixer tap over, fitted work surfaces, range of base units incorporating built in oven, built in four burner gas hob over, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, vinyl flooring.

BATHROOM

Double glazed Velux window, double panel radiator, 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 flooring, extractor fan.

MASTER BEDROOM

10' 2" x 9' 8" (3.1m x 2.95m) uPVC double glazed window to front elevation, double panel radiator, built in double wardrobe.

BEDROOM TWO

8' 3" x 8' 1" (2.51m x 2.46m) Double glazed Velux window, double panel radiator.

EXTERNALLY

FRONT

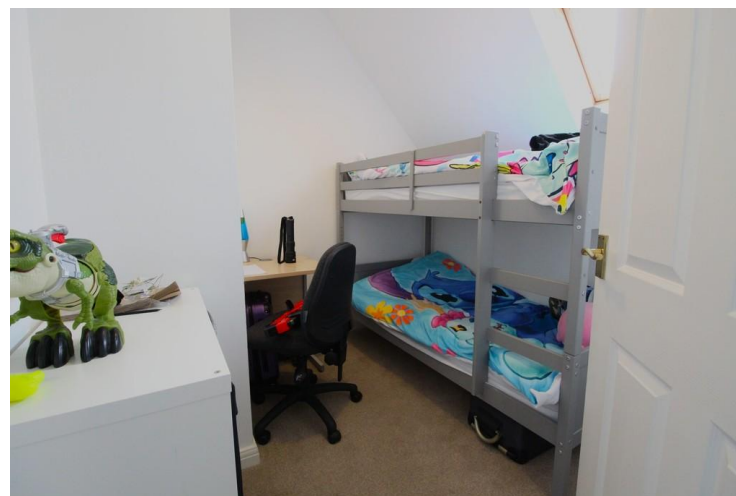
Mono-block paved driveway providing off road parking for two cars, leading to:

GARAGE

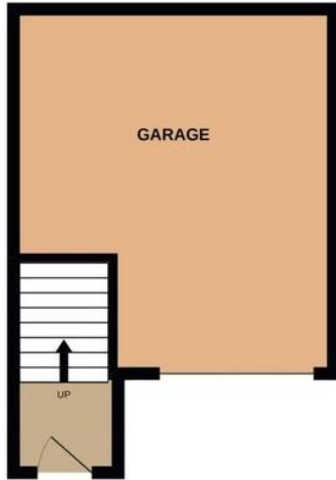
Up and over door, storage space behind stairs.

GARDEN

Private enclosed garden with gated access to front, mainly laid to lawn with shingled areas.



GROUND FLOOR



FIRST 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 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.

COUNCIL TAX BAND

Tax band C

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 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