



Kennedy & Co.

11 Oak Close, Sandy

SG19 1QD

EPC: C

£264,500

- Excellent Two Double Bedroom End Terrace Home
- **No Upward Chain!**
- Entrance Hall
- Lounge
- Single Garage
- Spacious Kitchen/Diner
- Re-Fitted Family Bathroom
- Easy Maintenance Enclosed Rear Garden
- Driveway Providing Off Road Parking For 2-3 Vehicles



An excellent opportunity to purchase this superb two double bedroom end terrace home, boasting a generous driveway and single garage plus no upward chain, situated in a quiet cul-de-sac location within Sandy.

This well presented home briefly boasts an entrance hall, spacious lounge, generous fitted kitchen/diner, two double bedrooms and a re-fitted first floor bathroom.

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

Externally this ideal first time or investment home benefits from a generous driveway providing off road parking for two/three vehicles, fully enclosed easy maintenance rear garden, and a single garage en-bloc directly next to the property.

Offered with no chain, early viewings are strongly recommended.

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

uPVC double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed window to front elevation, single panel radiator, door to:

LOUNGE

12' 4" x 11' 9" (3.76m x 3.58m) uPVC double glazed window to front elevation, double panel radiator, stairs rising to first floor, coving to ceiling, door to:

KITCHEN/DINER

11' 9" x 10' 7" (3.58m x 3.23m) uPVC double glazed window to rear elevation plus uPVC double glazed door to rear elevation, fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, fitted work surfaces, range of base units incorporating built in stainless steel oven with built in four burner stainless steel gas hob over, space and plumbing for washing machine, further range of wall mounted units incorporating fitted stainless steel extractor hood, wall mounted gas boiler, large built in under stairs storage cupboard, ideal space for table and chairs, tiled flooring.

FIRST FLOOR

LANDING

Access to loft space, large built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

11' 10" x 7' 8" (3.61m x 2.34m) uPVC double glazed box bay window to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

11' 10" x 7' 2" (3.61m x 2.18m) Two uPVC double glazed windows to rear elevation, single panel radiator, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, tiled to all elevations, tiled flooring.

EXTERNALLY

FRONT

Generous corner frontage with shingle and tarmacadam driveway providing off road parking for two/three cars, gated access to side leading to:

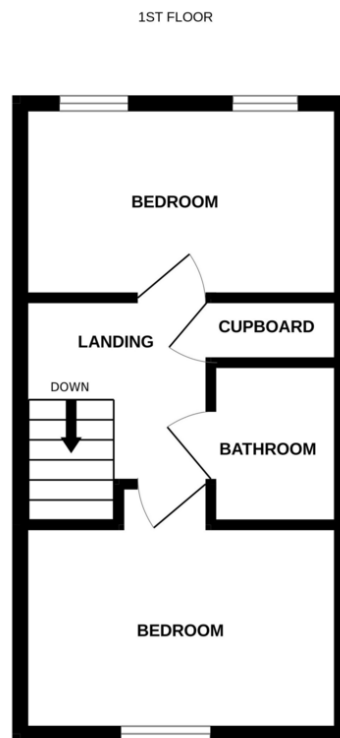
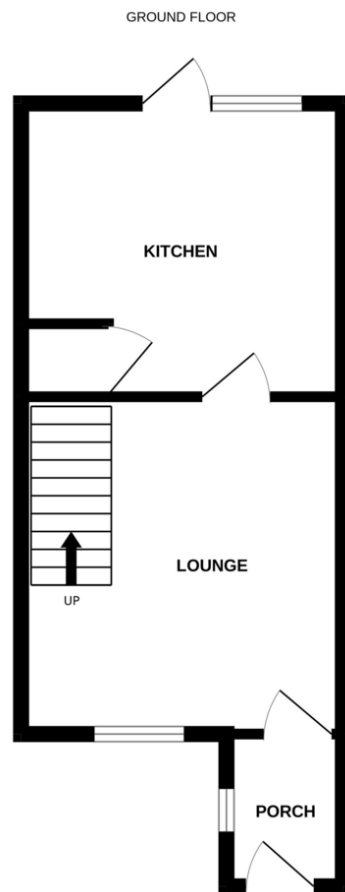
REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to artificial lawn, gated access to side.

GARAGE

Single garage en-bloc, up and over door, storage space in roof eaves.





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 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 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.