



Flat 3, 34a, High Road

Beeston, Sandy,
Bedfordshire, SG19 1PA
Leasehold £205,000

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Country Properties are pleased to offer for sale this unique chain free 1-bedroom flat situated on a quiet side road just off High Road in the village of Beeston. An ideal first time or investment purchase, but could also be viewed as the ideal property to retire to with all accommodation on one level.

Accessing the property via its own front door you step through into a bright kitchen with a range of wall and base mounted units with a view over the front garden. Stepping through one of the hallway areas you are greeted by the main reception rooms separated into a 14' x 11' approx. lounge area and 9' x 7' approx. dining area which allows lots of light through the French doors onto the front garden. Further through the property you step into the property's one and only double bedroom with en-suite. Further accommodation across the ground floor consists of a separate utility area and a conservatory leading to the outside.

Outside, the property benefits from its own enclosed private gardens to the front and side, comprising of a timber decked, slate and block paved areas with walled and mature shrub boundaries. To the rear of the properties is 1 allocated parking space that comes with this well presented home.

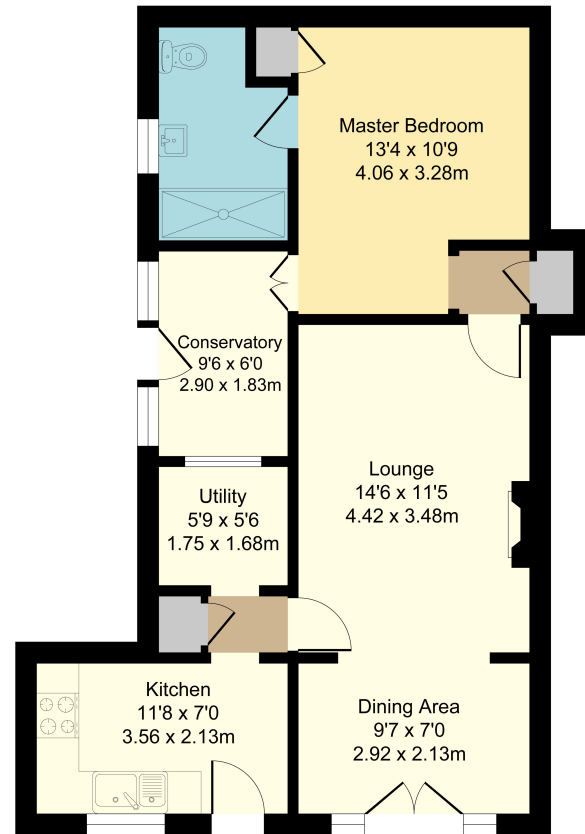
The village of Beeston boasts a beautiful, historical village green and the A1(M) is easily accessible. The property is approximately a 1.7-mile walk to Sandy mainline train station, with a journey time to London King's Cross of approximately 48 minutes. The larger town of Biggleswade is just 3 miles away and offers a variety of public houses, restaurants, and shops, including a large retail park with high street stores such as Next and Marks & Spencer. The town centre is steeped in history and features good schools, local cafes, and bars.

- CHAIN FREE
- Ground floor flat
- Double bedroom with en-suite
- Kitchen with separate utility room
- Three reception rooms
- Share of freehold - no charges!
- Long lease - 960 years remaining
- Council Tax band A
- EPC Rating C





Flat 3 , 34A High Road, Beeston



Total Area: 65.5 m² ... 706 ft²
All Measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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