



Laburnum Road, Sandy, Bedfordshire. SG19 1HY





## 2 Bedroom Cluster House £215,000 Not Applicable

Offered to the market CHAIN FREE, This Two-bedroom cluster home is an ideal first time buy or investment. With a potential rental income of £1,000PCM, allocated parking and a small garden area, viewing is highly recommended!

- Chain free
- Two bedrooms
- Allocated parking
- Communal garden
- Cul-de-sac location
- Potential rental income: £1000pcm
- Lease Length: 84 years remaining 125 years from 1983
- Ground Rent £50pa
- Service charge - £120 per quarter
- EPC rating C. Council tax band B

## **Ground Floor:**

### **Entrance Hall:**

UPVC front door leads into the entrance hallway with large storage cupboard. Wood effect flooring. Door to:

### **Living/Dining Room:**

Abt: 9' 5" x 15' 8" (2.87m x 4.78m) A light and airy living room with box bay window overlooking the side aspect. Wood effect flooring. Stairs rising to first floor landing. Radiator. Door to:

### **Kitchen:**

Abt: 7' 8" x 8' 8" (2.34m x 2.64m) A generous kitchen offering a range of matching wall and base units with complimenting work surfaces. Integrated sink and drainer, dishwasher, and single electric oven with four ring gas hob and extractor hood above. Space for fridge/freezer and washing machine. Splash back tiles and tiled flooring. Double glazed window overlooking the side aspect. Wall mounted combination boiler.

## **First Floor:**

### **Bedroom One:**

Abt: 8' 4" x 12' 3" (2.54m x 3.73m) A double bedroom with built in storage cupboard over the stairs. Double glazed window to side aspect. Wood effect Flooring. Radiator.

### **Bedroom Two:**

Abt: 9' 0" x 9' 0" (2.74m x 2.74m) A further double bedroom with double glazed window to side aspect. Wood effect flooring. Radiator.

### **Bathroom:**

A three-piece bathroom suite comprising a low-level WC, wash band basin and a panelled bath with shower attachment. Fully tiled walls. Wood effect Flooring. Double glazed window to front aspect.

### **Outside:**

#### **Garden:**

You will find one allocated parking space situated to the front of the property, alongside a large storage cupboard. There is also a small communal garden area, mainly laid to

lawn with a small fence border.

### **Additional Information:**

#### **About the Area:**

##### **Sandy & Surrounding:**

This lovely property is located approximately 0.8 Miles from the town and mainline train station. If you are fond of nature and walks you will love the Sandy 'Sand Hills' and the popular RSPB nature reserve.

Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough and London Kings Cross, St Pancras. The town centre offers a variety of shops, cafes, hairdressers, and restaurants. Within the town, there is also a church, a range of schools, a leisure centre, dentists, and doctors.

#### **Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

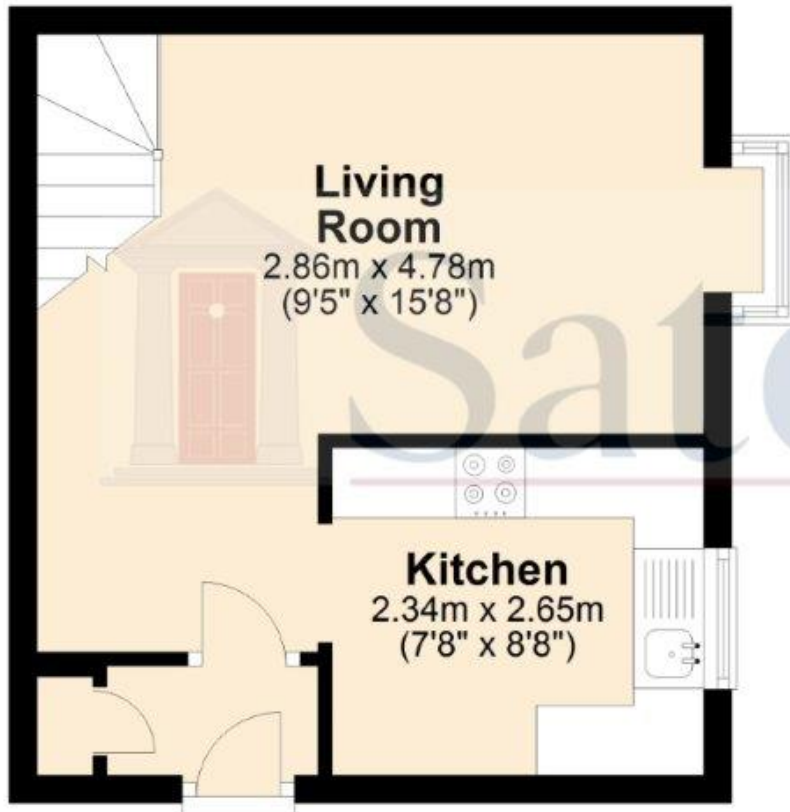




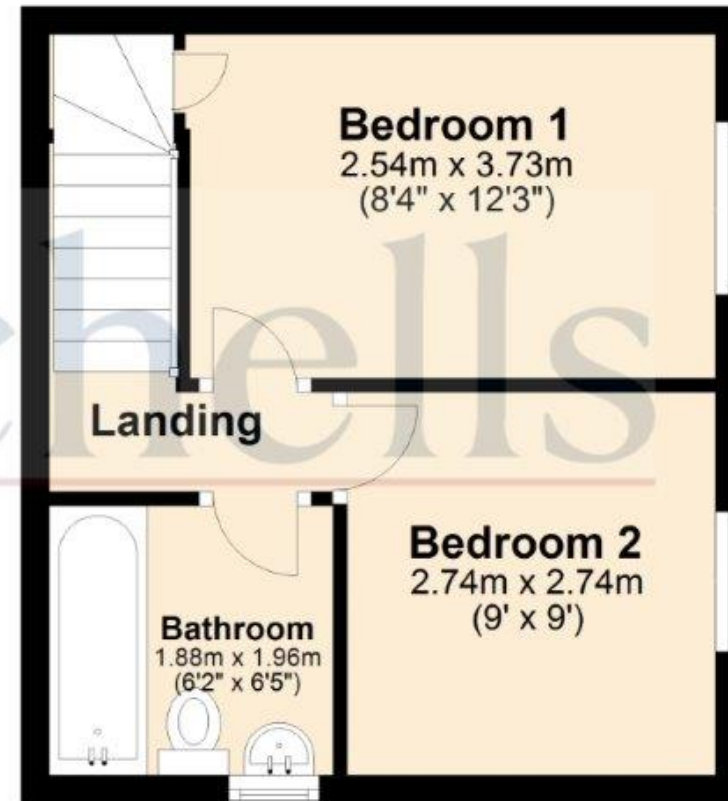
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.