



Ivel Road, Sandy, Bedfordshire. SG19 1AX





2 Bedroom Terraced House £285,000 Freehold

This immaculate, two double bedroom home has been beautifully updated and boasts a modern re-fitted kitchen, newly laid flooring, garage with parking in front and a rear garden. Located only 0.2 Miles from Sandy mainline train station and town centre, this spacious home is an ideal first time buy or investment!



- Two double bedrooms
- Off road parking
- Single garage
- Refitted kitchen
- Private rear garden
- Newly laid flooring
- Leasehold Garage: 91 years remaining
- 0.2 miles from train station
- Council tax band B
- EPC rating C

Ground Floor

Entrance Hallway:

The recently fitted front door leads into the entrance hallway with newly laid wood effect vinyl flooring. Full length storage cupboard. Stairs rising to first floor landing. Doors to all rooms. Radiator.

Kitchen:

Abt. 9' 5" x 5' 5" (2.87m x 1.65m) A beautifully re-fitted 'Wickes' kitchen offering a range of matching shaker style wall and base units with complimenting wood effect worktop and under cupboard lighting Splash back tiles. Stainless steel sink and drainer with mixer tap. Single electric oven with four ring gas hob and extractor hood. Cupboard housing combi boiler. Space for washing machine and fridge freezer. Wood effect vinyl flooring. Double glazed window to front aspect.

Living/Dining Room:

Abt. 19' 2" x 12' 3" (5.84m x 3.73m) A spacious living area with lots of room for a dining table. Double glazed patio doors overlook the rear garden. Large under stairs storage cupboard. Radiator. Wood effect vinyl flooring.

First Floor

Landing:

Doors to all rooms. Recently re-fitted carpet. Radiator.

Bedroom One:

Abt. 12' 4" x 11' 5" (3.76m x 3.48m) A generous double bedroom with fitted large storage cupboard. Recently re-fitted carpets. Double glazed window overlooking the front aspect. Radiator. Hatch to loft space.

Bedroom Two:

Abt. 12' 3" x 8' 5" max (3.73m x 2.57m) A further double bedroom with recently re-fitted carpets. Double glazed window overlooking rear aspect. Radiator.

Bathroom:

A modern three piece suite comprising a low level WC, wash hand basin with vanity unit and panelled bath with shower over. Stainless steel heated towel rail. Wood effect vinyl flooring. Extractor fan.

External

Rear Garden:

A private east facing rear garden with artificial turf, shrub borders, a paved patio area and path leading to a timber storage shed. Gate leads to the garage and parking.

Garage:

A single garage with up and over door. Block paved off road parking in front for one car. Lease 99 years from 2017.

The Local Area:

This lovely home is ideally located approximately 0.2 Miles from Sandy Town Centre and main line train station. Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough to the North and London Kings Cross, St Pancras to the South. The town centre offers a variety of shops and restaurant. Within the town there is also a church, a range of schools, Sports centre and doctors.

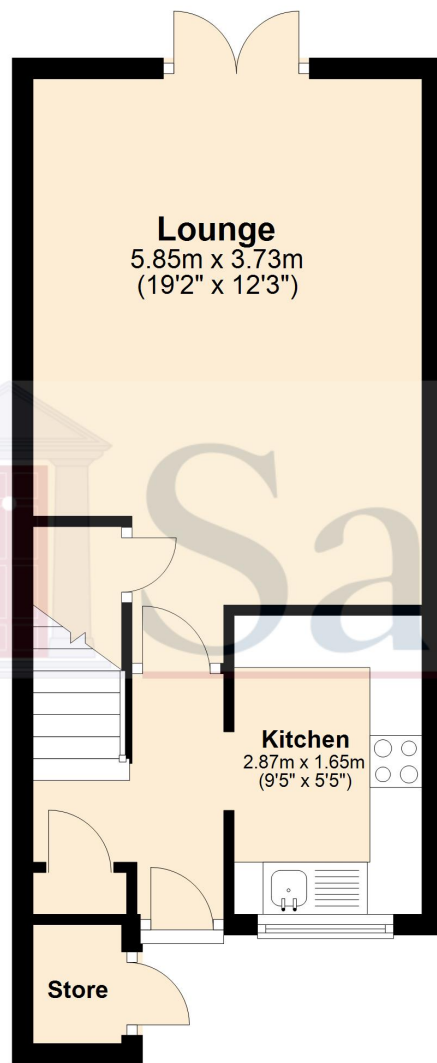
For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve or the popular Shuttleworth Collection, you are not short for choice.



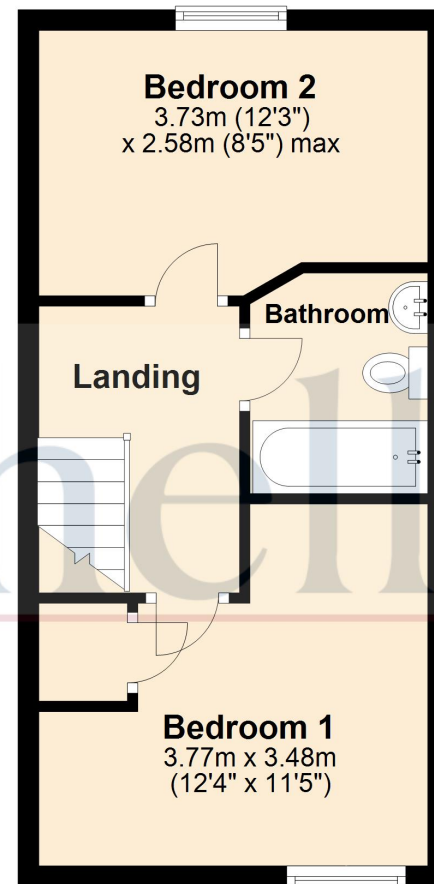
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Ground Floor



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.