



# 48, Wesley Road

Sandy,  
Bedfordshire, SG19 1RL  
Freehold Guide Price £250,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Three bedroom terraced house in need of a little updating. The property benefits from three bedrooms, kitchen/diner with lounge to the ground floor and bedrooms with bathroom on the first floor. To the rear there is an enclosed garden. A great purchase for first time buyers and investors. NO ONWARD CHAIN

- Three bedrooms
- Kitchen/Diner
- Front and rear gardens
- Lounge
- NO ONWARD CHAIN

## Ground Floor

### Entrance Hall

Stairs to first floor, built-in under stairs cupboard.

### Kitchen

8' 8" x 14' 9" (2.64m x 4.50m)

Matching wall and base level units with work surface over and 1 1/2 bowl sink with drainer. Built-in electric oven and gas hob with extractor over. Wall mounted gas boiler, built-in cupboard, plumbing and space for washing machine and dishwasher. Window to front aspect.

### Lounge

11' 7" x 14' 7" (3.53m x 4.45m)

Window to rear aspect, radiator, door to garden.

## First Floor

### Landing

Hatch to loft vault, airing cupboard.

### Bedroom 1

16' 08" x 8' 7" (5.08m x 2.62m)

Window to rear aspect, radiator.

### Bedroom 2

8' 6" (max) x 13' 7" (2.59m x 4.14m)

window to front aspect, radiator.

### Bedroom 3

12' 8" x 6' 2" (3.86m x 1.88m)

Window to rear aspect, radiator.

### Cloakroom

Window to front aspect, low level W.C.



## Bathroom

Window to front aspect, wash hand basin, panelled bath with shower attachment and shower over.

## External

### Rear Garden

Patio area with lawn and shingle path.  
Brick outbuilding.







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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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