



# 16, Middleham Close

Sandy,  
Bedfordshire, SG19 1TU  
Freehold £275,000

country  
properties



Offered for sale in good condition throughout this two-bedroom mid terrace property is situated in a quiet cul-de-sac within walking distance of the local town centre. The accommodation comprises; entrance hallway, re-fitted kitchen, lounge/diner and to the first floor are two bedrooms and a re-fitted bathroom. Externally, the property benefits from front and rear gardens and allocated off road parking for 3 cars. The location of the property is another striking feature making it an ideal purchase for a first time or investment buyers with the property being a 20-minute walk to the town's main line train station with direct trains into London within 40 minutes. Viewing comes highly recommended!

- Mid terraced home
- Two bedrooms
- Re-fitted kitchen and bathroom
- Good order throughout
- Low maintenance rear garden
- Allocated off-road parking
- Ideal first time buy!
- Council Tax band B / EPC rating C

## Ground Floor

### Entrance Hallway

Radiator, laminate flooring, fitted shoe storage unit, doors to:-

### Kitchen

8' 6" x 7' 7" (2.59m x 2.31m)

Range of grey wall mounted and base level units with work surface over and inset with drainer and InSinkErator hot tap, integral single microwave oven and fitted double oven, plumbing for a washing machine, space for tumble dryer/dishwasher, fridge/freezer, inset gas hob with extractor over, underfloor heating.

### Lounge/Diner

14' 9" x 12' 6" narrowing to 9' 6" (4.50m x 3.81m)

Stairs rising to the first floor, radiator, patio doors onto rear garden.

### First Floor

### Landing

Radiator, hatch to partially boarded loft with ladder & light, built in cupboard.

### Bedroom One

11' 3" x 9' 2" (3.43m x 2.79m)

Range of fitted wardrobes, window to the rear aspect, radiator.

### Bedroom Two

9' 5" x 6' 2" (2.87m x 1.88m)

Window to the front aspect, radiator, built in wardrobe, laminate flooring.



## Bathroom

Window to the front aspect, bath with rainfall shower over and screen, WC, wash hand basin with vanity unit below, heated towel rail, tiled flooring.

## External

### Front Garden

Open front garden laid to lawn with external power point and pathway to front door.

### Rear Garden

Mainly laid to artificial lawn with patio area, timber shed, outside light, hot and cold tap, enclosed by fence boundaries with gated rear access to a pathway leading to the allocated off road parking.

## Agent's Notes

### Sandy

Sandy is a small town in East Bedfordshire which takes its name from the Sand Hills of its distinctive rural setting. Located on the Great North Road (A1) Sandy has the benefit of easy access to London (only 45 minutes by train), Stevenage, Bedford and Cambridge are all within close distance. It has a popular secondary school, Sandy Secondary School and four primary schools along with nursery schools. Sandy has many other amenities that include supermarkets, shops, restaurants and public houses.



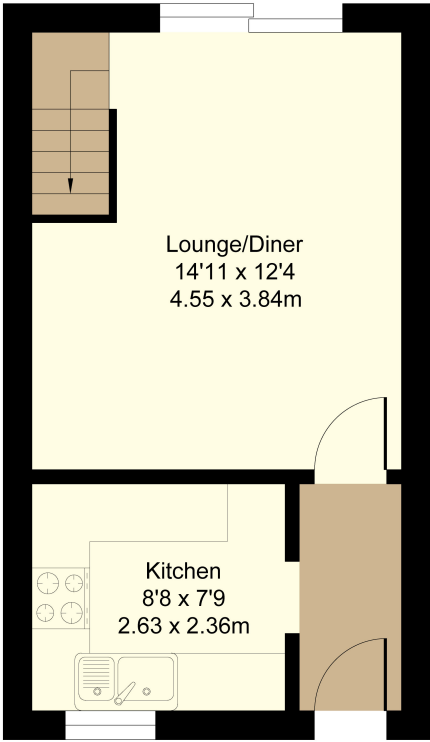




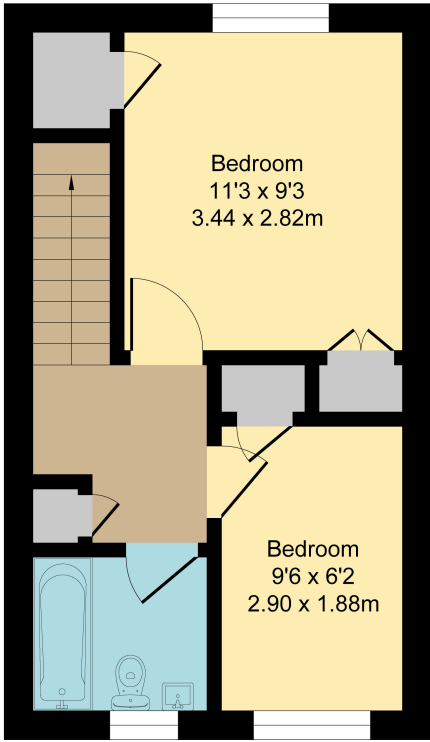


# Middleham Close, Sandy

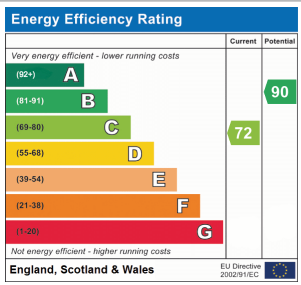
**Ground Floor**  
Area: 26.9 m<sup>2</sup> ... 290 ft<sup>2</sup>



**First Floor**  
Area: 27.0 m<sup>2</sup> ... 291 ft<sup>2</sup>



**Total Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>**  
All Measurements are approximate and for display purposes only



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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