



7, Carter Street
Sandy,
Bedfordshire, SG19 1BT
Guide Price £245,000

COUNTRY PROPERTIES
PART OF HUNTERS

A deceptively spacious, two bedroom cottage that has been modernised by the current owner. The property features include a ground floor shower room, two reception rooms and a good size rear garden with a sunny outlook. With easy access to the A1M and within walking distance of the train station this would be a perfect home for anyone needing commuter links.

- Two double bedrooms
- Lounge with wood burner
- Ground floor shower room
- Dining area
- Rear garden with southerly aspect
- 4 minute drive to Sandy train station (as per Google Maps)

Ground Floor

Lounge

Window to front aspect, radiator, fireplace with wood burner, wooden flooring.

Dining Room

Stairs to first floor, radiator, arch reveal to kitchen.

Kitchen

Window to rear aspect, door to rear, base units with work surface over with in-top sink and drainer, space for fridge freezer, space for gas cooker, extractor hood over, space and plumbing for washing machine.

First Floor

Landing

Doors to both bedrooms.

Bedroom 1

Window to front aspect, radiator, hatch to loft vault.



Bedroom 2

Window to rear aspect, radiator, large built-in cupboard.

Shower Room

Window to rear aspect, shower cubicle, low level W.C, wash hand basin with storage below, wall mounted gas boiler.

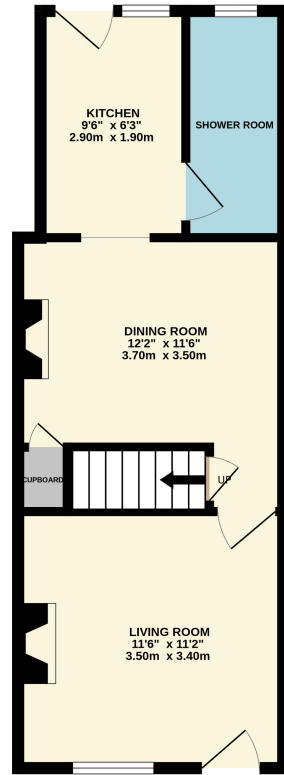
External

Rear Garden

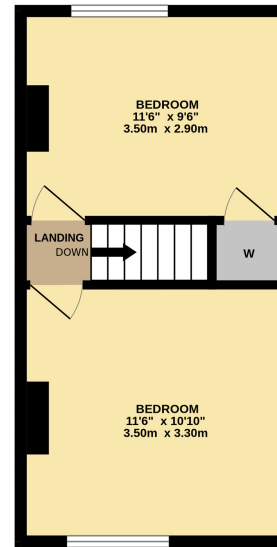
Fully enclosed. shed, gated access across neighbour's garden, lawn area, patio.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

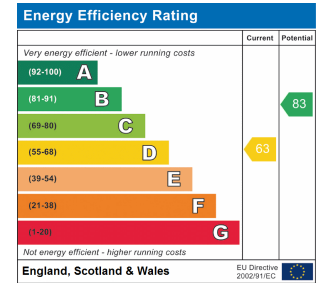


1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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