



Weavers Green, Sandy, Bedfordshire. SG19 2TR





2 Bedroom Terraced House

£270,000 Freehold

Located in a lovely cul-de-sac on the sought-after Fallowfield Estate, this CHAIN FREE two-bedroom home boasts a private sunny rear garden, driveway for two vehicles and modern fixtures throughout.

- Two-bedroom home
- Immaculate condition
- Chain free
- Modern kitchen and bathroom
- Conservatory
- South-east facing rear garden
- Driveway for two cars
- Desirable Fallowfield Estate
- Cul-de-sac location
- EPC rating - D. Council tax band - B



General Description:**Living Room:**

Abt: 15' 3" x 11' 1" (4.65m x 3.38m) Front door leads to a bright space with wood laminate flooring. Double glazed Upvc window to front aspect. Stairs rising to first floor. Opening to kitchen and small storage cupboard housing the fuse box. Radiator and TV points.

Kitchen:

Abt: 8' 7" x 11' 1" (2.62m x 3.38m) Modern kitchen with matching wall and base units. Undercounter space for freestanding washing machine and tumble dryer. Space for free-standing fridge/freezer. Integrated oven, four-ring gas hob with overhead extractor fan. Stainless steel sink with drainer. Two-seater breakfast bar. Wall-mounted boiler. Double glazed Upvc window to rear aspect. Laminate flooring.

Conservatory:

Abt: 7' 7" x 9' 8" (2.31m x 2.95m) Double glazed Upvc conservatory with french doors leading onto the garden. Carpet flooring.

Bedroom One:

Abt: 8' 9" x 11' 1" (2.67m x 3.38m) Carpet flooring. Double glazed Upvc window to rear aspect. Radiator.

Bedroom Two:

Abt: 8' 1" x 11' 1" (2.46m x 3.38m) A good-sized single bedroom with carpet flooring. Upvc double glazed window to front aspect. Radiator.

Bathroom:

A white modern three-piece bathroom suite comprising of bath with overhead shower. Low level WC and wash hand basin. Tiled splashback areas. Extractor fan.

External:

Rear garden, facing south-east. Mainly laid to lawn with small patio area for a table and chairs. Storage shed and container. Newly replaced fence panels. To the front is a tarmac driveway for two vehicles.

About the Area:

This lovely home is ideally located within a quiet cul-de-sac, just 1.4 miles from the town centre and main line train station.

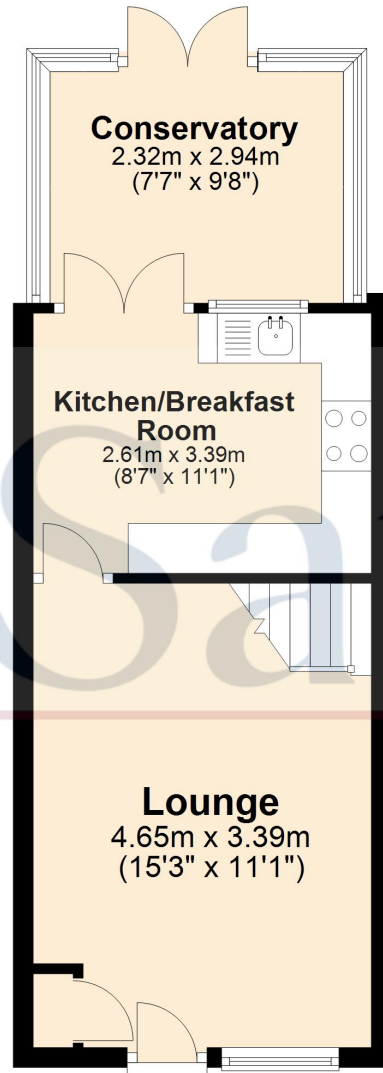
Sandy itself is conveniently located just off of the A1(M) and its mainline train station links to Peterborough to the north and London Kings Cross, St Pancras to the south. The town centre offers a variety of shops and restaurants. Within the town there is also a church, a range of schools, sports centre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



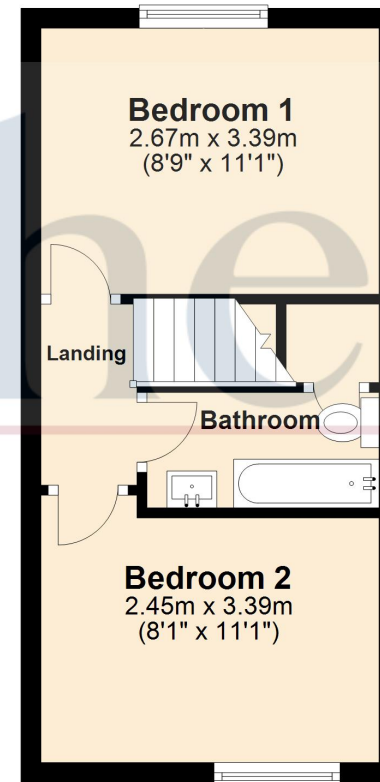
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Ground Floor



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.