



72 Laburnum Road, Sandy, Bedfordshire. SG19 1HY

| Satchells



3 Bedroom End of Terrace House £285,000 Freehold

Situated in a small town in Bedfordshire within walking distance to the town centre and train station. This three bedroom property would make a great first purchase with a 23ft lounge diner and refitted kitchen!

- CHAIN FREE!
- Three bedroom semi detached house
- Walking distance to town centre and station
- Enclosed Rear Garden
- Entrance hall
- Generous 23ft Lounge/Diner
- Great first time purchase
- Garage
- EPC rating C. Council tax band C

Ground Floor

Living/Dining Room:

Abt. 23' 1" x 11' 1" (7.04m x 3.38m) Door from hallway. Double glazed bay window to front aspect and further double glazed window to rear. Back door leading to the garden. Two radiators. Wood effect flooring.

Kitchen:

Abt. 10' 3" x 7' 2" (3.12m x 2.18m) Door from lounge/diner. A range of wall, base and drawer units with work surfaces. Built in electric oven and hob. Space for washing machine and free-standing fridge/freezer. Stainless steel single drainer sink unit, splashback tiles. Double glazed window to rear aspect. Additional storage area. Wood effect flooring.

First Floor

Bedroom One:

Abt. 12' 3" x 8' 2" (3.73m x 2.49m) Double bedroom with double glazed window to front aspect. Radiator. Carpet flooring.

Bedroom Two:

Abt. 11' 0" x 8' 2" (3.35m x 2.49m) Double bedroom with double glazed window to rear aspect. Radiator. Carpet flooring.

Bedroom Three:

Abt. 9' 4" x 6' 4" (2.84m x 1.93m) Single bedroom with double glazed window to front aspect. Radiator. Access to storage cupboard.

Bathroom:

Abt. 7' 9" x 6' 1" (2.36m x 1.85m) Three piece suite comprising of a panelled bath with handheld shower, WC and wash basin with vanity unit, tiles to splashback areas. Radiator. Storage cupboard. Double glazed frosted window to rear aspect.

Outside

Front Garden:

Front garden comprises of shrubs and a pathway to the front door.

Rear Garden:

Enclosed, private rear garden. Separate side gated access.

About The Area:

Located just off of Bedford Road, this small development is conveniently situated just 0.5 miles way from Sandy town centre and 0.9 miles from the 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.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

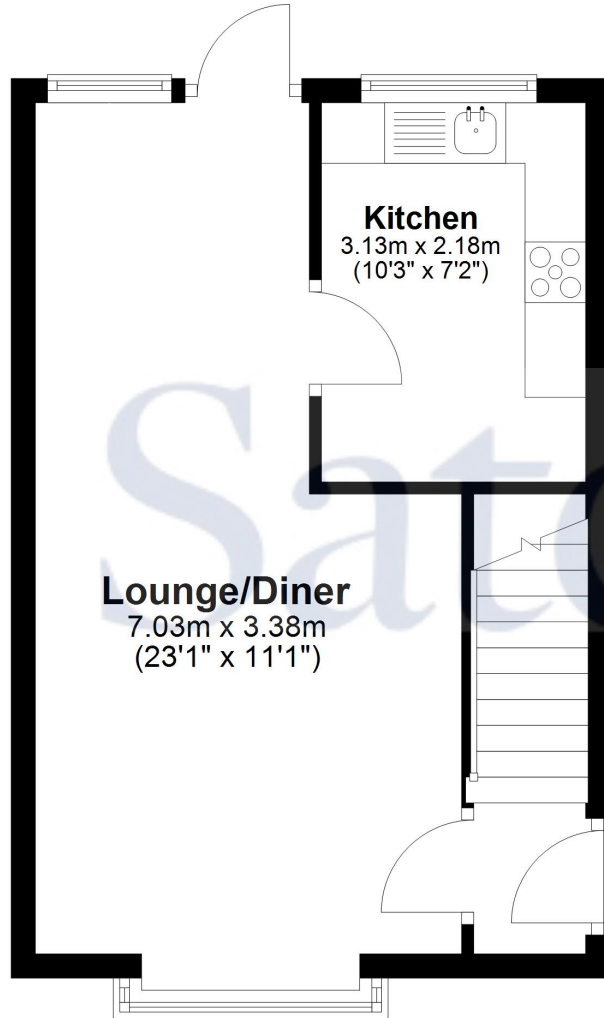
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



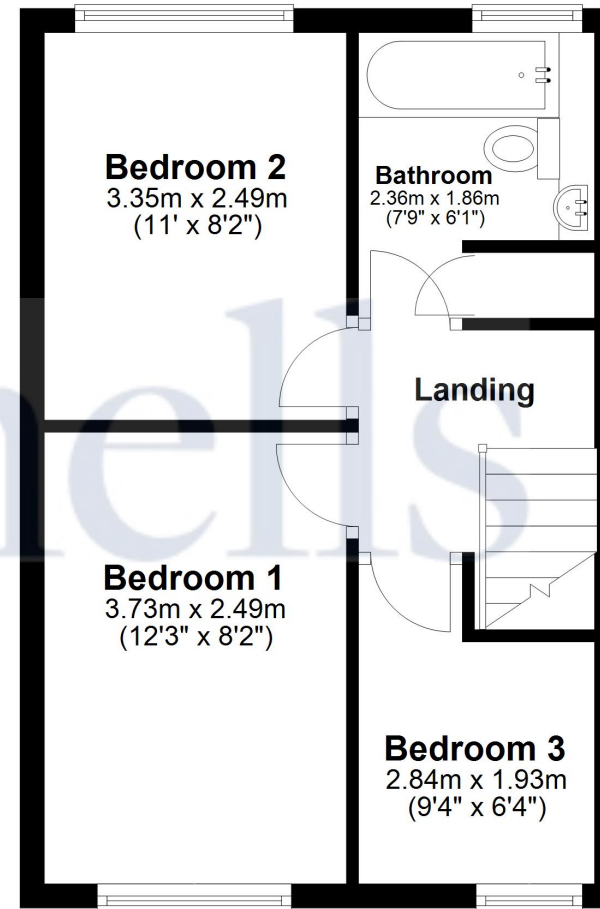
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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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.