



Pentland Close

Sandy,
Bedfordshire, SG19 1TP
£245,000

country
properties

A move-in ready two bedroom cluster house, in a quiet cul-de-sac location, perfect for first time buyers, investors and downsizers.

Upon entry, the hallway of this charming home features a spacious storage cupboard, and leads to the modern fitted kitchen – complete with ample storage and work surfaces. The spacious living room is to the front of the property and features a large window which brings in ample natural light.

On the first floor, there are two very well presented and spacious double bedrooms, both with windows to facing the front. The three-piece modern bathroom features a walk-in shower, W.C., and wash hand basin, with the added benefit of a storage cupboard under the sink.

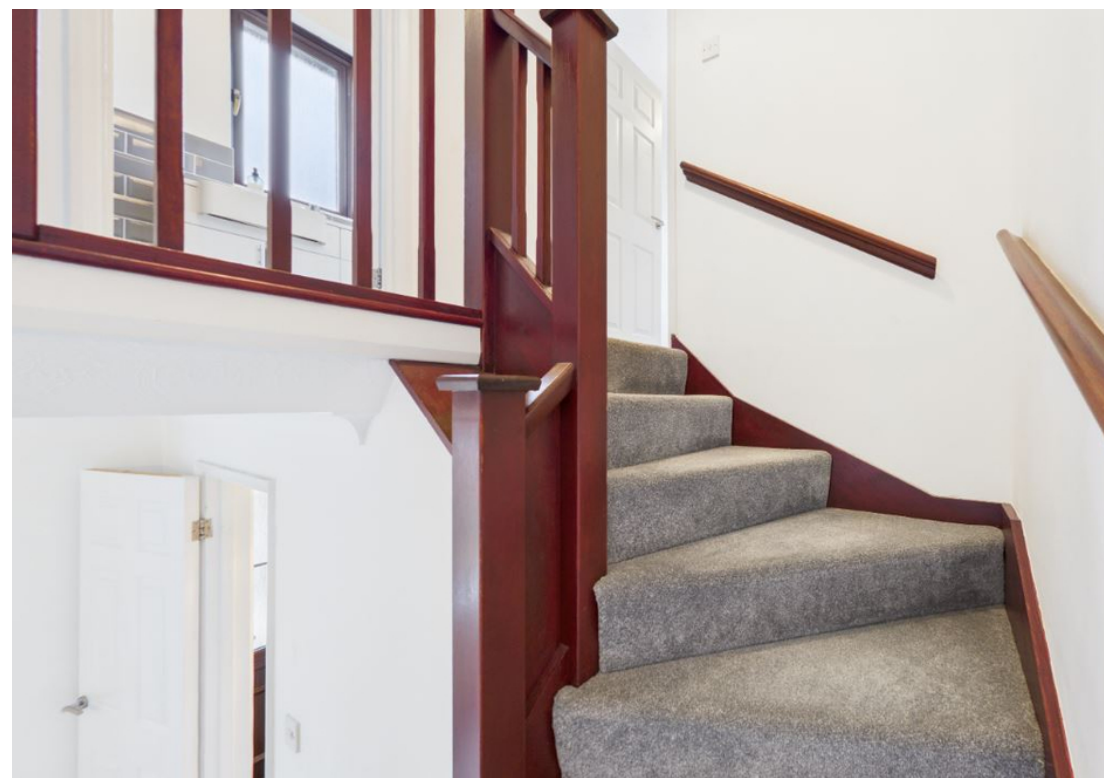
To the front of the property, there is a conveniently situated storage cupboard which also houses the boiler. An allocated parking space and unallocated visitor parking are an added benefit.

Location

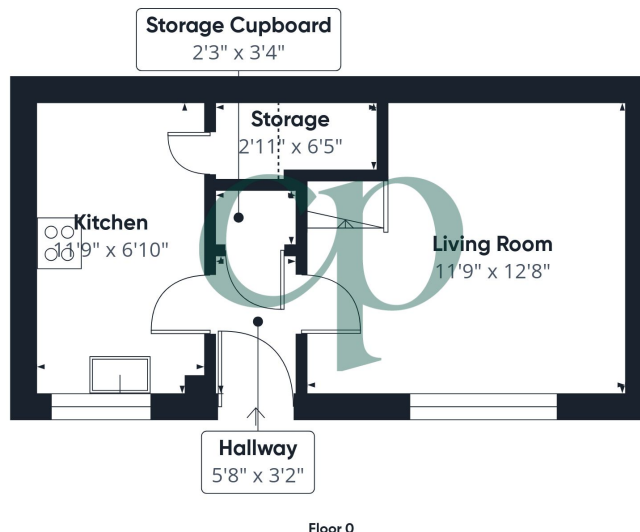
Sandy is a small town in East Bedfordshire which takes its name from the Sand Hills of its distinctive rural setting. Located on the Great North Road (A1) Sandy has the benefit of easy access to London (only 45 minutes by train), Stevenage, Bedford and Cambridge are all within close distance. It has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

- Two bedrooms
- Allocated parking for one car
- Very well presented throughout
- Council tax band B / EPC C
- Modern bathroom
- Cul-de-Sac location









Approximate total area⁽¹⁾

508 ft²

Reduced headroom

12 ft²

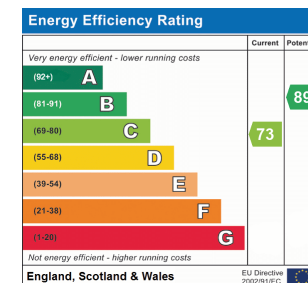
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

www.country-properties.co.uk

country
properties

country
properties