



132b, St Neots Road

Sandy,
Bedfordshire, SG19 1BS
£260,000

country
properties

Situated in the market town of Sandy, this beautifully presented end of terrace property is only a short walk from the town centre and provides access into London and Cambridge via road or rail with direct links to London's airports. Along with the headquarters of the RSPB and Sandy Leisure Centre there are many amenities within this area to take a step outside of your busy lives.

Stepping through the front door you are greeted into the entrance hallway providing lots of room to store coats and shoes which guides you through into the more than adequate sitting room featuring an electric fire with marble effect surround & wooden mantle and stairs ascending to the first floor. A part glazed door leads into the fitted kitchen/diner with a range of matching wall and base units, space for your free-standing appliances and an inset oven and hob. This space also boasts a large under stairs storage cupboard with a light and ample space for family dining. The downstairs accommodation has a bright and fresh conservatory with French doors onto the well maintained rear garden. Upstairs the landing provides access to the master bedroom benefitting from a bank of fitted wardrobes, a good size second bedroom and a refitted shower room comprising of a white suite with toilet, vanity wash hand basin and a single shower cubicle.

Outside, the property offers its own enclosed gardens to the front and rear, comprising of areas laid to lawn and sandstone-coloured pebbles, a good size shed and is enclosed by fence boundaries. There is also a single garage en-bloc and one allocated parking space at the rear of this well presented two-bedroom home.

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, Peterborough and Cambridge all within close distance and offers good bus services to these areas also! It has a popular secondary school, Sandy Upper School and four primary schools along with nursery schools.

- End of terrace family home
- Two good size bedrooms
- Kitchen/Diner
- Lounge and conservatory
- Well maintained rear garden
- Garage & allocated parking space
- Prime location close to town centre and local amenities
- Council Tax band B & EPC rating C

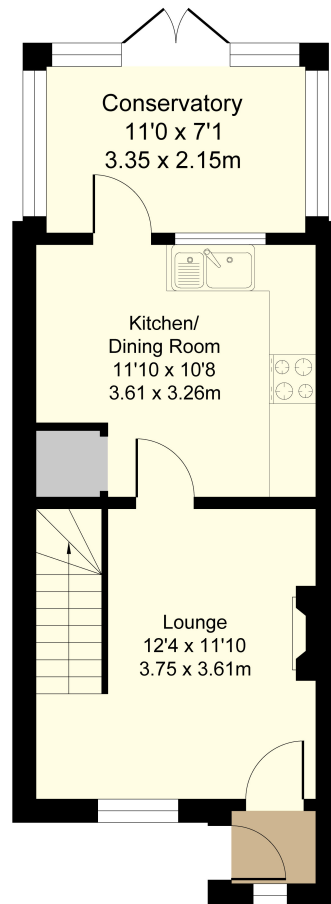




132B St Neots Road, Sandy

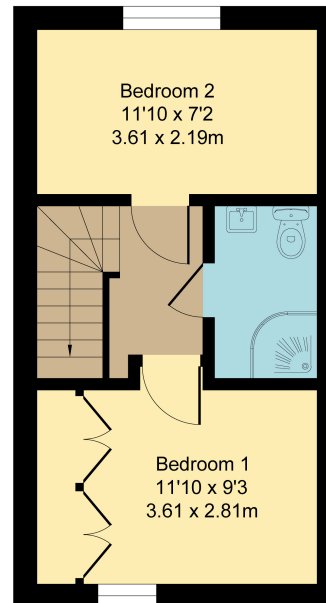
Ground Floor

Area: 34.1 m² ... 367 ft²



First Floor

Area: 25.8 m² ... 279 ft²



Total Area: 59.9 m² ... 646 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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