



Western Way, Sandy, Bedfordshire. SG19 1DU





3 Bedroom End of Terrace House

£335,000 Freehold

A well-presented three-bedroom property with the added bonus of solar panels, detached garage and off-road parking! With motivated sellers and a complete upper chain, we recommended viewing quickly!

- Three bedroom end of terrace
- Detached single garage
- Off road parking
- Solar panels
- Private rear garden
- Four piece bathroom
- Versatile ground floor
- Electric charging point
- 1 mile to sandy train station
- EPC rating B. Council tax band C

Ground Floor

Living/Dining Room:

A dual aspect L-shaped room providing a versatile space to suit ones needs. This could made into two separate rooms and serve as a downstairs bedroom or study area. Window to front aspect. French doors leading into garden. Window to rear aspect. Carpet flooring.

Kitchen:

A range of wall and base units with laminate work surfaces. Space for freestanding fridge/freezer, washing machine and tumble dryer (appliances negotiable). Stainless steel sink and drainer with mixer tap. Integrated eye-level electric Hotpoint oven, grill and electric hob. The sink and hob form part of a rise and fall worktop system to aid those who may be in a wheelchair or cannot stand for long periods of time. Wall mounted cupboards are also part of an AKW rise and fall system. Pantry cupboard containing controls for solar panels, fuse box and electric car charging point. Window to front aspect.

WC:

Accessed via entrance hall comprising of a low-level WC and wash hand basin with mixer tap. Tiled splash back areas.

First Floor

Bedroom One:

A large double bedroom with window to front aspect. Carpet flooring.

Bedroom Two:

Another spacious double bedroom with large storage cupboard. Carpet flooring. Window to rear aspect.

Bedroom Three:

A small double bedroom or large single. Window to front aspect. Carpet flooring.

Bathroom:

A large four piece bathroom with walk-in shower and corner bath making it ideal for those with limited mobility. Half wall tiling around bath and floor to ceiling tiling in shower areas. Wash hand basin and low-level WC. Obscured window to rear aspect.

Outside

Garden:

The garden is mainly laid with Astroturf with shrub borders and pond to the rear complete with pumps and filters which will remain. A decked seating area provides a great space for entertaining with large storage shed to rear. The left-hand fence has recently been replaced.

Garage and Parking:

The property benefits from a detached single garage with power and lighting. Access via up and over door. To the side of the garage is a shingled car-port. The driveway can comfortably host three vehicles plus another in the car port. Electric non-tethered car charging point already installed. Solar panels to on south facing front aspect.

Agents Note:

The owner has advised that the solar panels are on a 25-year lease with 15 years remaining. They were installed and are remotely maintained by a company called A Shade Greener and there are no annual or monthly charges associated with these. The owner estimates that in summer the solar panels generate enough power to cover general day to day household electric, pond pumps and filters as well as electric car charging. The combi boiler is located in the external storage cupboard next to the front door.

Heating and hot water is controlled by a Tado heating system which can be adjusted remotely via an app or over wifi.

Draft particulars are yet to be approved by Vendor and may be subject to change.

About The Area**About The Area:**

Located just off of London Road, this property is situated just over a mile on foot from Sandy town centre and train station.

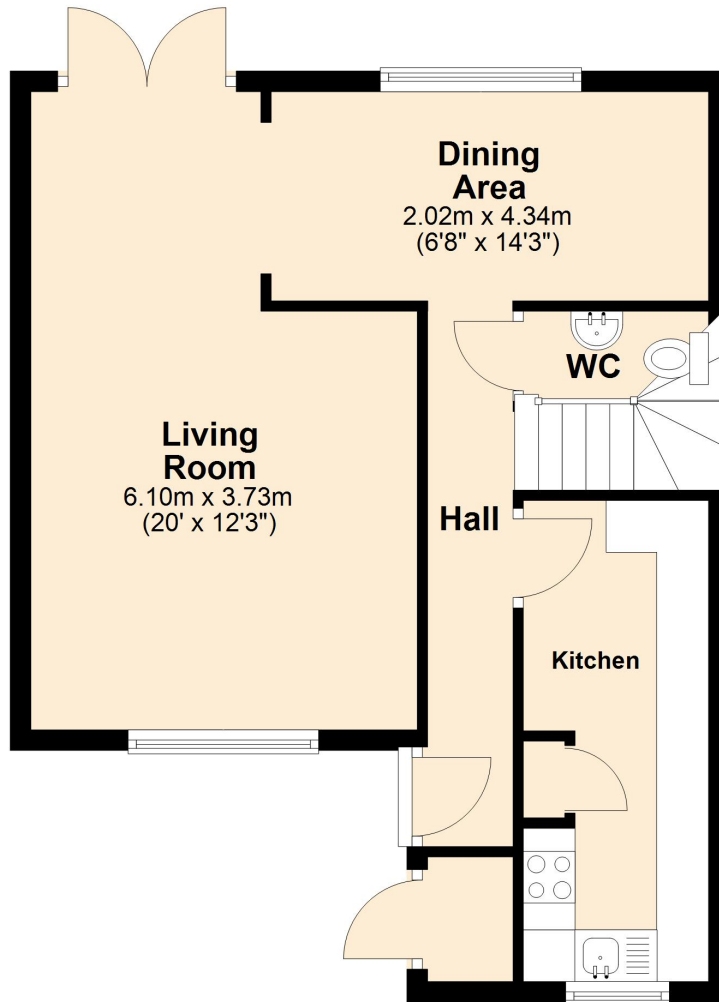
Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough to the North and London Kings Cross, St Pancras to the South. The town centre offers a variety of shops and restaurant. Within the town there is also a church, a range of schools, sports centre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



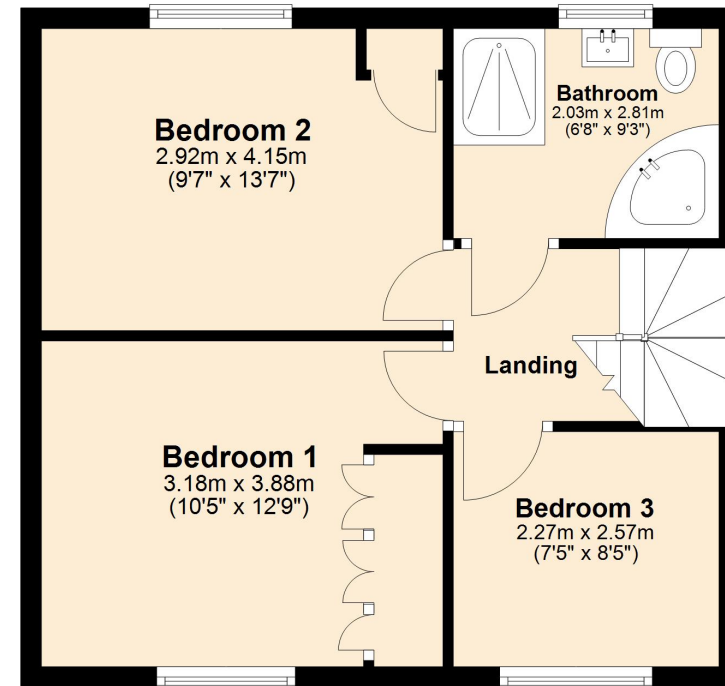


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

Ground Floor



First Floor



For illustration 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.