



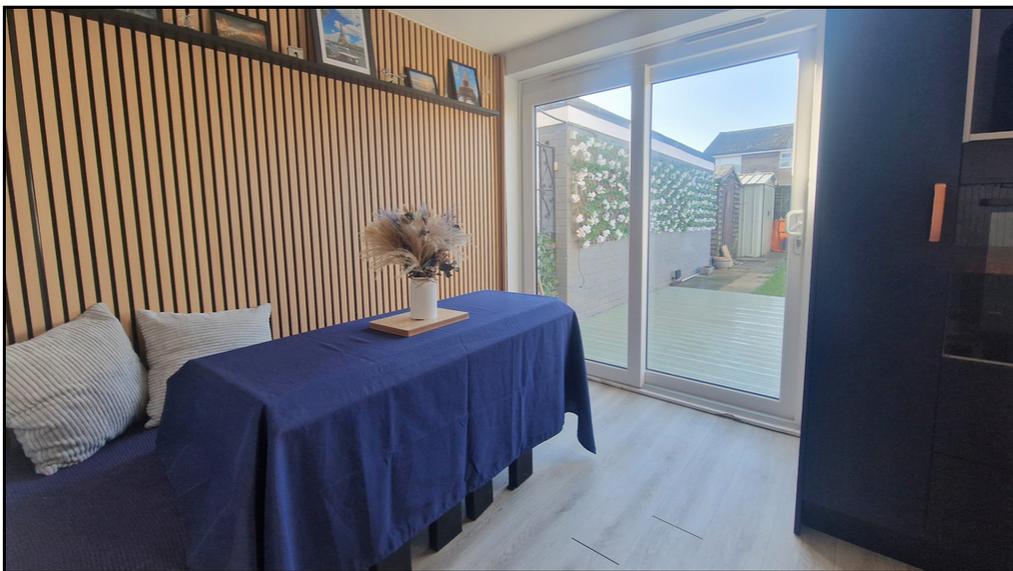
Alfred Cope Road, Sandy, Bedfordshire. SG19 1LX

Satchells



3 Bedroom Semi-Detached House Offers in Excess of £350,000 Freehold

A beautifully renovated three-bedroom home giving a real “move straight in” feel, benefits include an air source heat pump, solar panels and a newly fitted kitchen and bathroom offering a fresh, contemporary finish.



- Three bedroom semi-detached
- Beautifully renovated throughout
- Air source heat pump
- Solar panels
- Garage and driveway
- South west facing garden
- Re-fitted kitchen and bathroom
- Strolling distance to town
- Great commuter links
- EPC Rating: B Council Tax Band: B

Ground Floor:**Entrance Hallway:**

Newly fitted composite front door. Stairs rise to first floor landing. Opening to kitchen/diner and lounge. Wood effect flooring. Radiator. Ceiling light.

Lounge:

Abt. 15' 2" x 10' 9" (4.62m x 3.28m) A generous lounge ideal for everyday relaxing and entertaining, with two windows overlooking the front aspect, bringing in lots of light. Built-in feature electric fireplace. Wood effect flooring. Radiator. Spotlights.

Kitchen/Dining Room:

Abt. 15' 1" x 10' 8" max (4.60m x 3.25m max) A beautifully re-fitted kitchen/dining room with modern units and solid oak worksurface. Integrated appliances to include eye level electric oven, four ring electric induction hob, fridge/freezer, dishwasher and washing machine. Composite sink and drainer with mixer tap and splashback tiles. The island offers additional storage and a sociable entertaining area. There is a great space for a dining table with newly fitted double glazed patio doors opening into the rear garden. Understairs storage cupboard. Wood effect flooring. Radiator. Spotlights.

First Floor:**Landing:**

Doors to all rooms. Carpeted. Ceiling light.

Bedroom One:

Abt. 11' 6" max x 10' 8" (3.51m max x 3.25m) A double bedroom with double glazed window to rear aspect. Built-in wardrobe. Carpeted. Ceiling light. Radiator.

Bedroom Two:

Abt. 11' 6" max x 10' 9" (3.51m max x 3.28m) A further double bedroom with double glazed window to front aspect. Built-in wardrobe. Carpeted. Ceiling light. Radiator.

Bedroom Three:

Abt. 6' 3" x 7' 9" (1.91m x 2.36m) A third bedroom that works nicely as a nursery, home office or dressing room. Double glazed window to front aspect. Carpeted. Ceiling light. Radiator.

Bathroom:

A contemporary re-fitted bathroom suite comprising a low level WC, wash hand basin with vanity unit and panelled bath with shower over. Fully tiled walls and flooring. Radiator. Extractor fan. Double glazed window to rear aspect. Spotlights.

Outside:**Rear Garden:**

A low maintenance, south-west facing rear garden, mainly laid to lawn with a large decked seating area. Two useful storage sheds, one with power. Gate to driveway. Air source heat pump.

Garage and Driveway:

There is a single garage to the side of the property with power, light and newly fitted roller door, currently being used as a home gym. The driveway provides off road parking for approximately two to three cars.

**Additional Information:
Sandy and Surrounding:**

This lovely property is located within walking distance to the town and mainline train station. If you are fond of nature and walks you will love the Sandy 'Sand Hills' and the popular RSPB nature reserve.

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

Anti-Money Laundering:

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.

Agents Note:

Draft details yet to be approved by the vendor and maybe subject to change.





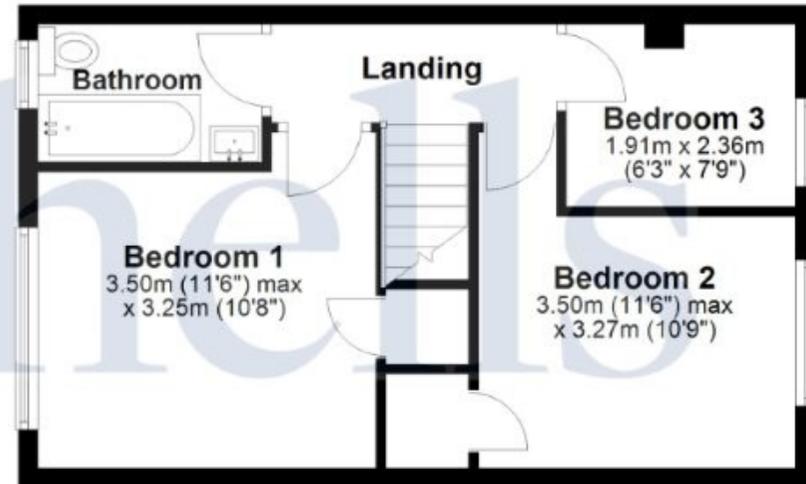
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Ground Floor



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.