



Church Path, Sandy, Bedfordshire. SG19 1ET

| Satchells



2 Bedroom Terraced House

£260,000 Freehold

A charming two bedroom cottage situated within a quiet residential street. With private garden, large outbuilding and within walking distance of the town and station, we advise viewing quickly!

- Chain free
- Two bedroom cottage
- Outbuilding
- Modern kitchen
- Private garden
- First floor bathroom
- Great commuter links to London
- Quiet residential area
- Freehold
- EPC rating E. Council tax band A

Ground Floor:**Porch:**

Entry via composite front door. Leads through to:

Living Room:

Abt. 11' 1" x 11' 4" (3.38m x 3.45m) A cosy space with feature log burner and window to front aspect. Built-in storage to one side of chimney breast. Wood effect flooring and radiator.

Kitchen/Diner:

Abt. 13' 7" x 11' 4" (4.14m x 3.45m) Modern kitchen installed circa 3 years ago with integrated appliances including an eye level double oven and five ring electric hob. Space for dishwasher, washing machine and tumble dryer. Inset double sink with swan neck tap. Quartz worktop with drainer grooves and gloss units. Tiled flooring. Radiator. Under stairs storage cupboard. Stairs rising to first floor. Window to rear aspect. Door leading to garden.

First Floor:**Bedroom One:**

Abt. 11' 2" x 11' 4" (3.40m x 3.45m) A double bedroom with window to front aspect. Carpet flooring. Radiator.

Bedroom Two:

Abt. 7' 7" x 6' 7" (2.31m x 2.01m) Single bedroom with window to rear aspect. Wood effect flooring. Radiator.

Bathroom:

Three-piece suite with panelled bath with shower overhead, WC and wash hand basin. Tiled splashback areas and flooring. Obscured window to rear aspect.

Outside:**Garden:**

A low maintenance garden mainly laid to lawn. Newly laid Sandstone patio area for outdoor dining.

Outbuilding:

Versatile space currently not used by the sellers but lends itself to a home office or storage space.

Additional Information:**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.

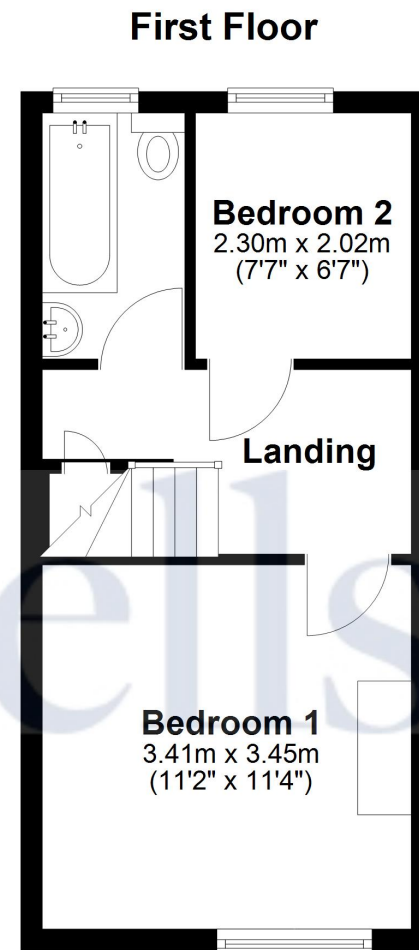
Agents Note:

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



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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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.