



Sandy, Bedfordshire. SG19 1HY





3 Bedroom End of Terrace House £285,000 Freehold

Situated in a small town in Bedfordshire within walking distance to the town centre and train station. This three bedroom property would make a great first purchase with a 23ft lounge diner and refitted kitchen!

- CHAIN FREE!
- Three bedroom semi detached house
- Walking distance to town centre and station
- Enclosed Rear Garden
- Entrance hall
- Generous 23ft Lounge/Diner
- Great first time purchase
- Garage
- EPC rating C. Council tax band C

Ground Floor**Living/Dining Room:**

Abt. 23' 1" x 11' 1" (7.04m x 3.38m) Door from hallway. Double glazed bay window to front aspect and further double glazed window to rear. Back door leading to the garden. Two radiators. Wood effect flooring.

Kitchen:

Abt. 10' 3" x 7' 2" (3.12m x 2.18m) Door from lounge/diner. A range of wall, base and drawer units with work surfaces. Built in electric oven and hob. Space for washing machine and free-standing fridge/freezer. Stainless steel single drainer sink unit, splashback tiles. Double glazed window to rear aspect. Additional storage area. Wood effect flooring.

First Floor**Bedroom One:**

Abt. 12' 3" x 8' 2" (3.73m x 2.49m) Double bedroom with double glazed window to front aspect. Radiator. Carpet flooring.

Bedroom Two:

Abt. 11' 0" x 8' 2" (3.35m x 2.49m) Double bedroom with double glazed window to rear aspect. Radiator. Carpet flooring.

Bedroom Three:

Abt. 9' 4" x 6' 4" (2.84m x 1.93m) Single bedroom with double glazed window to front aspect. Radiator. Access to storage cupboard.

Bathroom:

Abt. 7' 9" x 6' 1" (2.36m x 1.85m) Three piece suite comprising of a panelled bath with handheld shower, WC and wash basin with vanity unit, tiles to splashback areas. Radiator. Storage cupboard. Double glazed frosted window to rear aspect.

Outside**Front Garden:**

Front garden comprises of shrubs and a pathway to the front door.

Rear Garden:

Enclosed, private rear garden. Separate side gated access.

About The Area:

Located just off of Bedford Road, this small development is conveniently situated just 0.5 miles away from Sandy town centre and 0.9 miles from the 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.

Agents Note:

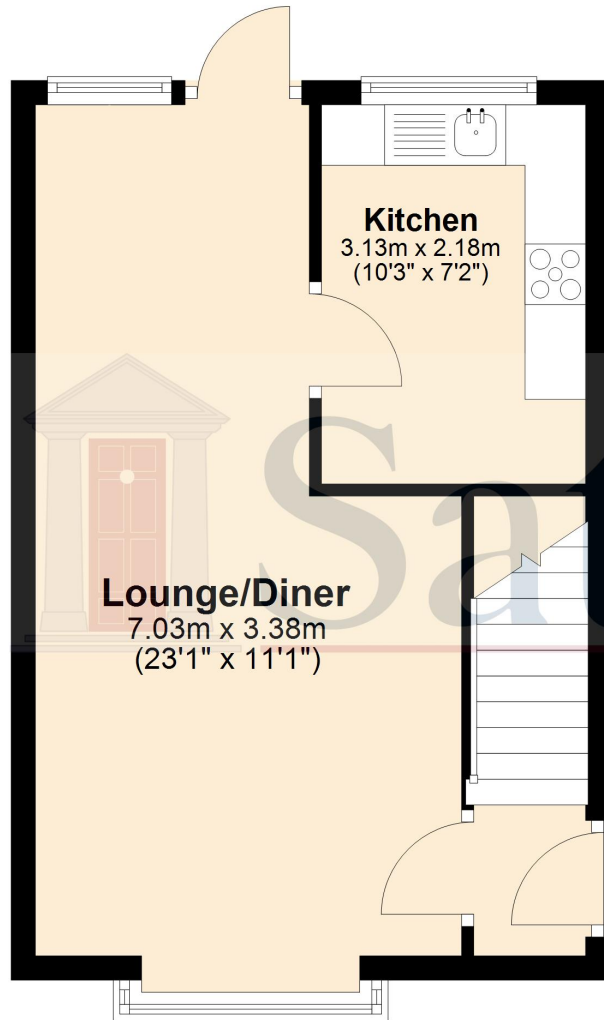
Draft particulars yet to be approved by the vendor and may be subject to change.



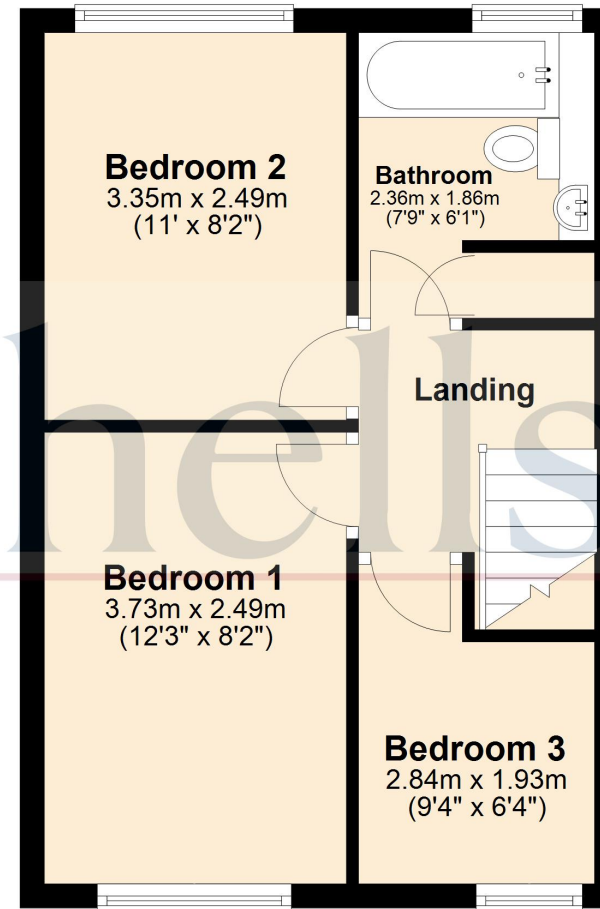
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Ground Floor



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.