



# Western Way

Sandy,

Bedfordshire, SG19 1DU

£175,000

country  
properties

Offered chain free, this well presented and generously sized two bedroom maisonette is situated in Sandy, Bedfordshire. Featuring a large reception area, kitchen, two double bedrooms, bathroom and separate W.C. this property is perfect for first time buyers, downsizers and investors alike. Externally, there are the added benefits of a communal garden and single garage.

- Two double bedrooms
- Garage
- First floor apartment
- Communal garden
- CHAIN FREE
- LEASE EXTENSION UNDERWAY

## Accommodation

### Hallway

Stairs leading to first floor. Carpeted. Three storage cupboards - One (airing cupboard) housing the boiler and the other (meter cupboard) also doubles as a coat cupboard, and one external cupboard, opposite the front door.

### Lounge/Diner

14' 11" x 16' 06" (4.55m x 5.03m) Two windows to front aspect. Carpet. Radiator, Storage cupboard.

### Kitchen

7' 05" x 15' 06" (2.26m x 4.72m) Radiator. Vinyl flooring. Base and wall mounted units with inset sink. Dishwasher, washing machine, condenser tumble dryer, oven, hob and extractor over, fridge/freezer and window to front aspect.

### Toilet

2' 07" x 5' 09" (0.79m x 1.75m) Low level WC. Radiator. Vinyl flooring.



## Bathroom

4' 09" x 6' 10" (1.45m x 2.08m) Vinyl flooring. Panelled bath with shower over head. Wash hand basin. Heated towel rail.

## Bedroom One

15' 04" x 9' 11" (4.67m x 3.02m) Carpet. Radiator, Window to rear aspect.

## Bedroom Two

11' 05" x 9' 09" (3.48m x 2.97m) extending to 12'05" Carpet. Radiator, Window to rear aspect.

## Outside

## Communal Garden

## Garage

## Agent's Notes

### Location

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 and Cambridge are all within close distance. It has a popular secondary school, Sandy Upper School and four primary schools along with nursery schools. Sandy has many other amenities that include supermarkets, shops, restaurants and public houses.

## Anti-Money Laundering checks

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).





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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