



College Road, Sandy, Bedfordshire. SG19 1RJ





3 Bedroom Terraced House

Offers in Excess of £275,000 Freehold

A fabulous opportunity to purchase this much loved three-bedroom family home. With ample storage, generous bedrooms and a sunny rear garden we recommend viewing quickly!

- Three bedroom terraced home
- Well presented
- Cloakroom
- South/West facing rear garden
- Residents parking available
- Walking distance to town
- Close to schools
- Complete upper chain
- Viewing recommended
- EPC rating D. Council tax band B

Ground Floor

Entrance Hall:

Front door leading to entrance hall, door to cloakroom and living room, open plan kitchen/dining area. Storage cupboard under stairs. Stairs to first floor.

Cloakroom:

Entry via hallway. Comprising of a low level WC and wash hand basin. Obscured double glazed window to front aspect.

Kitchen/Dining Area:

Abt. 20' 0" x 14' 6" (6.10m x 4.42m) Fitted kitchen with range of wall and base units. Stainless steel sink and drainer, electric oven and hob. Under counter space for washing machine and dishwasher. Space for freestanding fridge/freezer. Dishwasher and cooker to remain. Wall mounted boiler installed 2 years ago. Window to front aspect. Radiator.

Living Room:

Abt. 14' 7" x 12' 2" (4.45m x 3.71m) Located to the rear overlooking to garden. Sliding doors to garden. Radiator. Carpet flooring.

First Floor

Bedroom One:

Abt. 15' 7" x 8' 7" (4.75m x 2.62m) A generous size with fitted storage and window to front aspect. Laminate flooring. Radiator.

Bedroom Two:

Abt. 15' 3" x 8' 7" (4.65m x 2.62m) A large double bedroom with fitted storage. Window to rear aspect. Carpet flooring. Radiator.

Bedroom Three:

Abt. 12' 5" x 5' 9" (3.78m x 1.75m) A large single room with window to rear aspect. Laminate flooring. Radiator.

Family Bathroom:

Three piece suite comprising of a panelled bath with over head shower, WC and wash hand basin. Obscured window to front aspect. Storage cupboard.

Outside

Garden and Parking:

The rear garden faces South/West and is mainly laid to lawn with shrub borders and small patio area. To the front are parking bays for residents and visitors. These are not allocated but provide ample parking for the street.

About the Area

Sandy:

This lovely property is located just over a mile away from to the town and 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.

Agents Note:

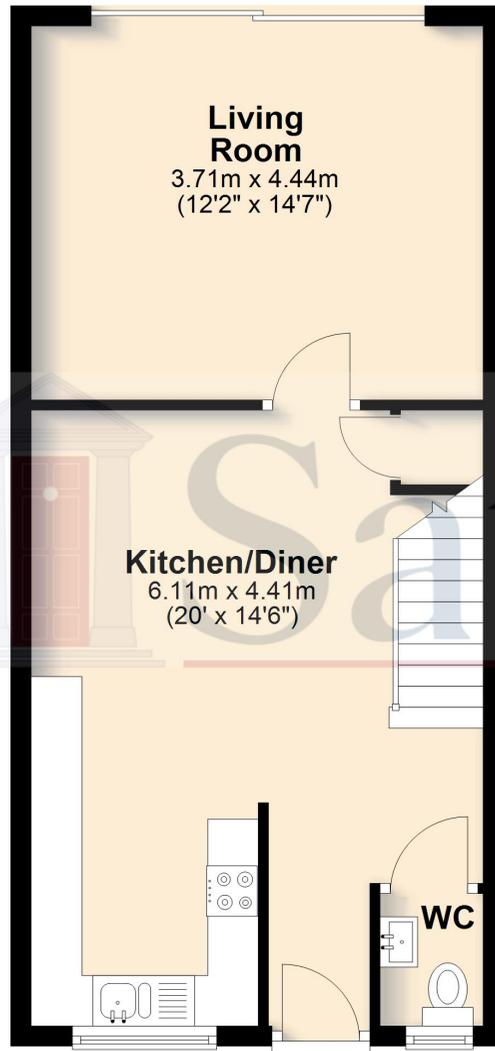
Draft particulars yet to be approved by the vendor and may be subject to change.



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.



Ground Floor



First Floor



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.