



Carter Street

Sandy,
Bedfordshire, SG19 1BT
Freehold - OIEO £259,500

country
properties

This 2 bedroom recently updated Victorian character end of terrace property is situated along Carter Street in the popular market town of Sandy, with good access to the A1 motorway and just 1.1 miles from the town centre and main line train station. The property now benefits from downstairs WC, separate reception rooms, newly fitted kitchen and inner hallway to the first floor are 2 bedrooms, recently updated family bathroom, externally are small front garden and good size rear garden with shared access. Viewing comes highly recommended.

- NO CHAIN
- VICTORIAN END OF TERRACE COTTAGE
- RECENTLY UPDATED
- SEPARATE LOUNGE AND DINING ROOM
- NEWLY FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- RE-FITTED FAMILY BATHROOM
- FRONT GARDEN AND GOOD SIZED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B / EPC RATING D

Ground Floor

Entrance Into:-

Lounge

11' 7" x 10' 11" (3.53m x 3.33m)
Double glazed frosted composite door to front aspect. uPVC double glazed window to front aspect. Laminate flooring. Radiator. Coving to ceiling. Open fire place with brick feature surround and hearth.

Dining Room

12' 2" x 11' 7" (3.71m x 3.53m)
uPVC double glazed window to side aspect. Stairs rising to first floor accommodation. Radiator. Laminate flooring. Coving to ceiling. 2 under stairs storage cupboards housing fuse box and shelving. Opening to:-

Inner Hallway

Laminate flooring. Double glazed door to side aspect. Door to:-

Cloakroom

Low level WC. Wall mounted wash hand basin with ceramic tiled splash back. Ceiling spots. Ceramic tiled flooring. Radiator. uPVC double glazed frosted window to side aspect.

Kitchen

6' 2" x 10' 3" (1.88m x 3.12m)
Newly fitted with eye and base level units of cupboards and drawers with plumbing for washing machine. Space for oven. Solid wood work surfaces over with inset stainless steel sink and drainer unit mixer tap over. Tiling to all splash back areas. Laminate flooring. uPVC double glazed window to rear aspect. Ceiling spots.



First Floor

Landing

Doors to:-

Bedroom One

11' 7" x 11' 0" (3.53m x 3.35m)
uPVC double glazed window to front aspect.
Radiator. Carpeted flooring.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)
uPVC double glazed window to rear aspect.
Radiator. Built-in double wardrobe. Coving to ceiling. Loft hatch. Door to:-

Bathroom

3 piece suite comprising of panelled bath with shower over and splash curtain. Low level WC. Vanity wash hand basin unit with double cupboard under and mixer tap over. Tiling to all splash back areas. Radiator. Built in cupboard housing gas fired combi boiler. uPVC double glazed frosted window to side aspect.

Outside

Front

Concrete pathway with rear access through wooden gate to side. Brick wall surrounding with metal gate to front.

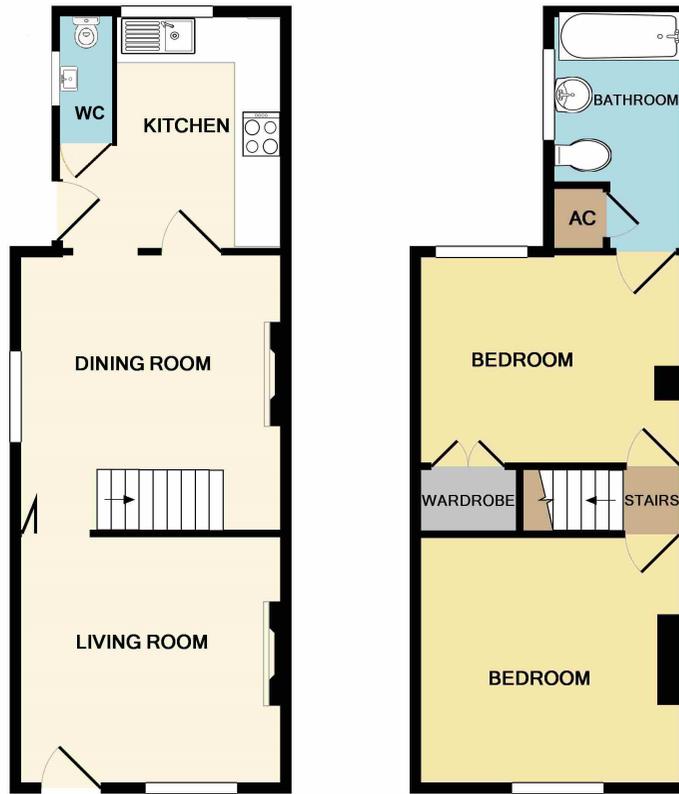
Rear Garden

Mainly laid to lawn with block paved patio area. Concrete pathway leading to rear. Wooden shed. Wooden fence surrounding. Outside water tap. Shared access.

Agents Notes

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.





GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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