



Laburnum Road

Sandy, Bedfordshire SG19 1HG

£265,000

Property Features

- Two Bedrooms
- Close proximity of the Town centre and train station
- Viewing Highly Recommended
- En suite to Master with mains fed shower
- Open plan living
- Refitted Kitchen & Combi Boiler
- Charming red brick cottage
- Excellent first time buy
- Breakfast bar and Integrated dishwasher

Full Description

Situated on a none through road, this well presented & charming red brick two bedroom cottage has been finished to a high Specification by the current vendor.

The property has been modernised throughout in recent years, In brief the downstairs comprises; of an entrance porch, open plan living space with stairs rising to the first floor landing and a modern fitted kitchen with integrated dishwasher.

Upstairs the property offers master bedroom with en-suite bathroom, further generous single bedroom and a modern shower room.

Externally to the front is small paved area, with gated side access leading to the rear enclosed garden, with further benefits such as outside power points and storage shed with power and light.

Within close proximity of Town Center and Trains Station and local schools. Viewing is Highly Recommended

ENTRANCE PORCH

OPEN PLAN LOUNGE & KITCHEN

20' 2" x 11' 8" (6.15m x 3.56m)

FIRST FLOOR

LANDING

MASTER BEDROOM

12' 0" x 8' 0" (3.66m x 2.44m)

Access to Loft space

ENSUITE

SHOWER ROOM



BEDROOM TWO

9' 0" x 8' 0" (2.74m x 2.44m)

EXTERNALLY

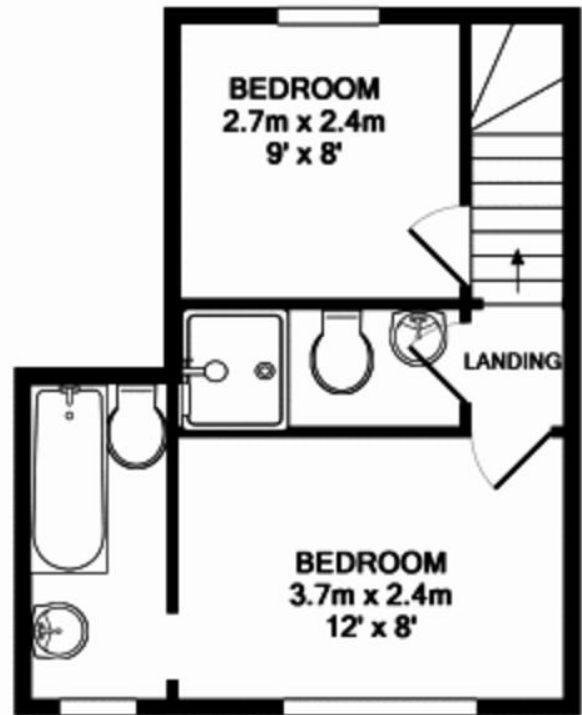
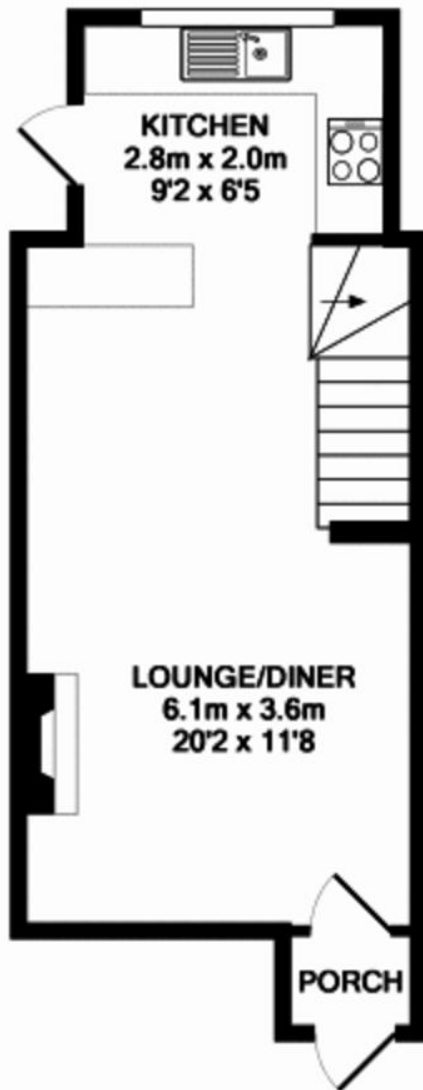
FRONT GARDEN

Low maintenance front garden with gated side access leading to rear garden

REAR GARDEN

Enclosed by timber fence, low maintenance with wall mounted power points and both shed have power and light





[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements