



Friars Walk Sandy Bedfordshire

Price Guide £250,000

- Chain free
- Generous enclosed rear garden
- Cul de sac location
- WC
- Three bedrooms
- Double glazed
- Ideal first time buy
- Viewing advised

****GUIDE PRICE £250,000-£260,000**** We are delighted to offer for sale this spacious and versatile three double bedroom home. The property is situated in a quiet, sought after, no-through road and is offered with no upper chain. The property boasts generous accommodation with a WC, large reception room and three bedrooms. Externally this home benefits from an established enclosed front garden and fully enclosed generous rear garden.

Other benefits include uPVC double glazing throughout, gas central heating and no upper chain. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: C



Entrance Hall

Enclosed by timber fence with gated access

WC

Lounge

20'11 x 11'8

Kitchen

12'2 x 9'9

First floor

Landing

large air cupboard

Master Bedroom

11'9 x 10'5

Bedroom

12' 0 x 9'11

Bedroom

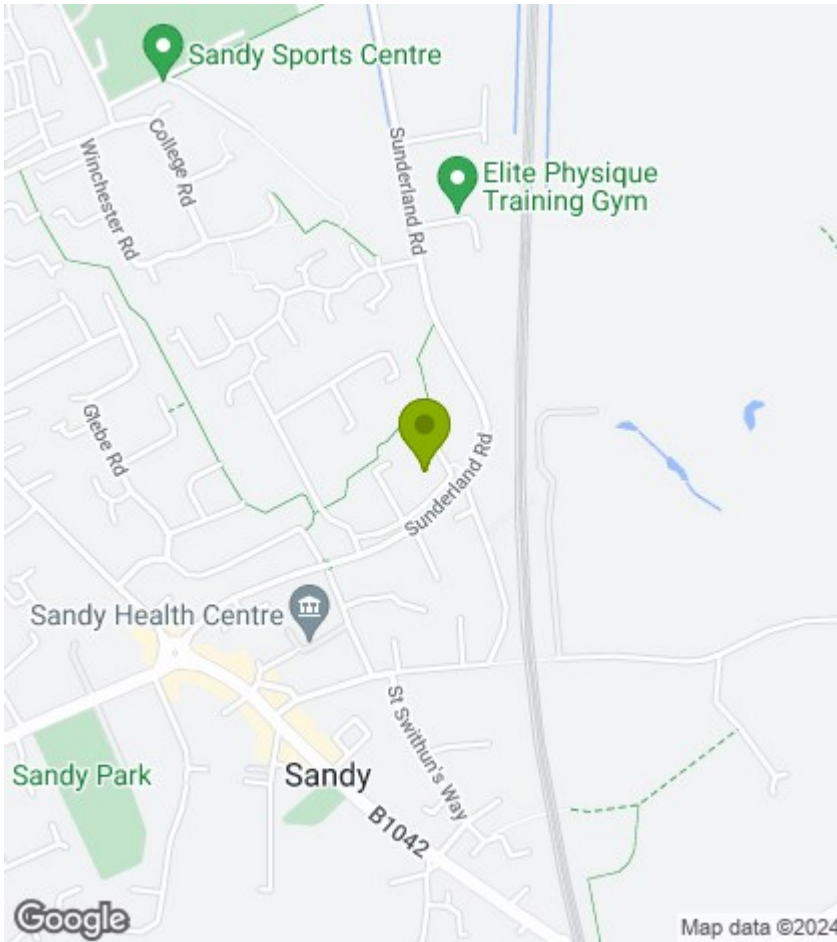
10'3 x 7'2

Bathroom

Externally

Rear Garden





Directions

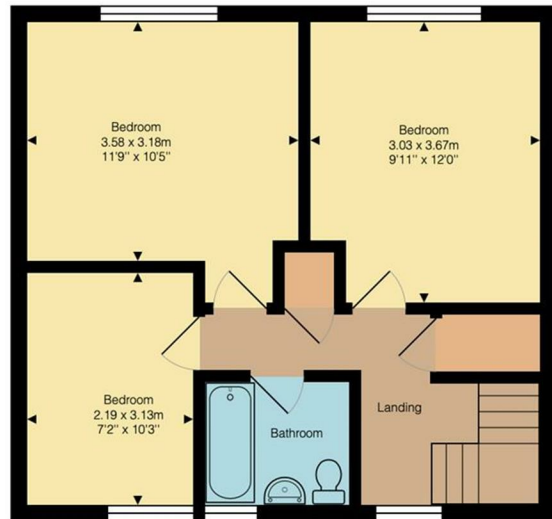
Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Friars Walk, Sandy, SG19 1QU

Approximate Total Area: 85.8 m² ... 924 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.