



Hancock's Estates

With you every step of the way



2 Stirling Close, Sandy, SG19 1TF
£245,000 Freehold





2 Stirling Close Sandy, SG19 1TF

- Semi Detached Home
- Utility Store / WC
- Newly Fitted Gas Boiler
- Cul-De-Sac Location
- Two Double Bedrooms
- Conservatory
- Off Road Parking
- Approx. 1 Mile Walk to Town Centre

Located in a small cul-de-sac of just thirteen additional properties, this two double bedroom semi-detached home benefits newly fitted gas combination boiler in September 2020, utility store / WC and accommodation comprising spacious living room, kitchen / breakfast, conservatory / dining room, bedrooms and bathroom.

The southerly aspect enclosed garden has gated access that leads to off road parking to the side. The A1 is an approximate one mile drive and Sandy train station is an approximate 1.3 mile walk. Numerous facilities are within walking distance such as local schools and nursery, convenience stores plus nearby bus services.



£245,000 Freehold



Porch	
Utility / WC	4'6" x 5'7" (1.38m x 1.71m)
Entrance Hall	
Kitchen/Breakfast Room	10'5" x 11'3" (3.18m x 3.43m)
Living Room	12'8" x 17'5" (3.85m x 5.31m)
Conservatory	8'10" x 12'4" (2.69m x 3.76m)
Landing	
Bedroom 1	10'2" x 14'7" (3.09m x 4.45m)
Bedroom 2	10'8" x 10'2" (3.25m x 3.10m)
Bathroom	



Outside

Open plan front garden with path leading to entrance door plus off road hard standing parking area to side.
Enclosed rear garden with side gated access and 'southerly' aspect (SSE)

Agents Notes

Council tax band C
Approximate 1.3 mile walk to Sandy train station
Approximate 1 mile drive to the A1
New gas combination boiler fitted 16/09/2020

About the Area

Sandy is a small town in East Bedfordshire which takes its name from the Sand Hills of its distinctive rural setting.

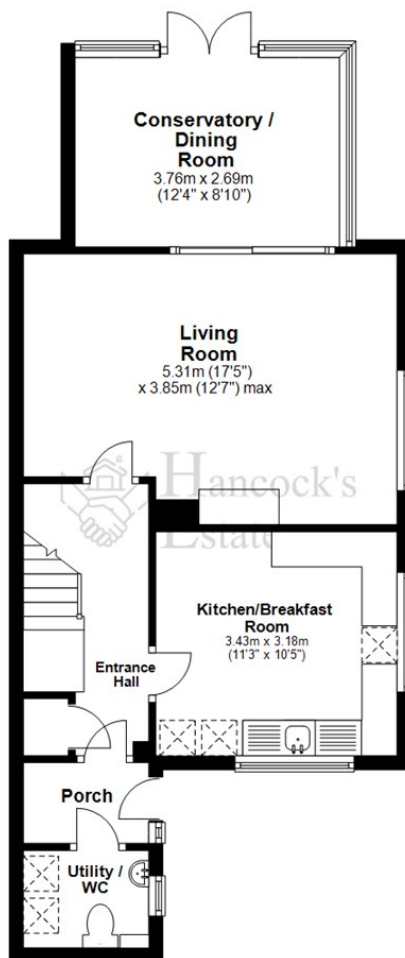
Located on the Great North Road (A1) Sandy has the benefit of easy access to the main commercial centres of London (only 45 minutes by train), Stevenage, Bedford and Cambridge.

The town is surrounded by the pleasant landscape of East Bedfordshire with its market gardening heritage and variety of villages, woods, heathlands rivers and brooks.

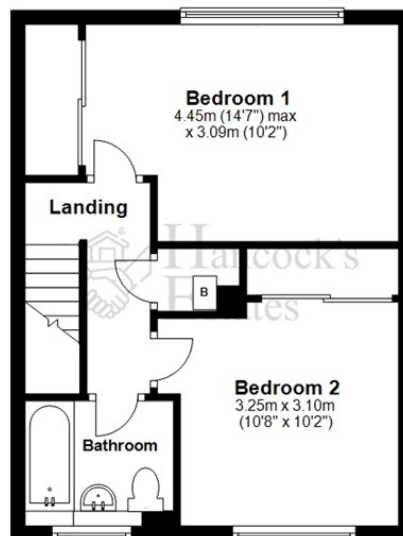




Ground Floor



First Floor



Total area: approx. 91.5 sq. metres (985.0 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.



For GPS direction please follow **SG19 1TF**

Viewing

Please contact our Biggleswade Office on 01767 348 288
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC