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





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- 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.



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.





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

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

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.