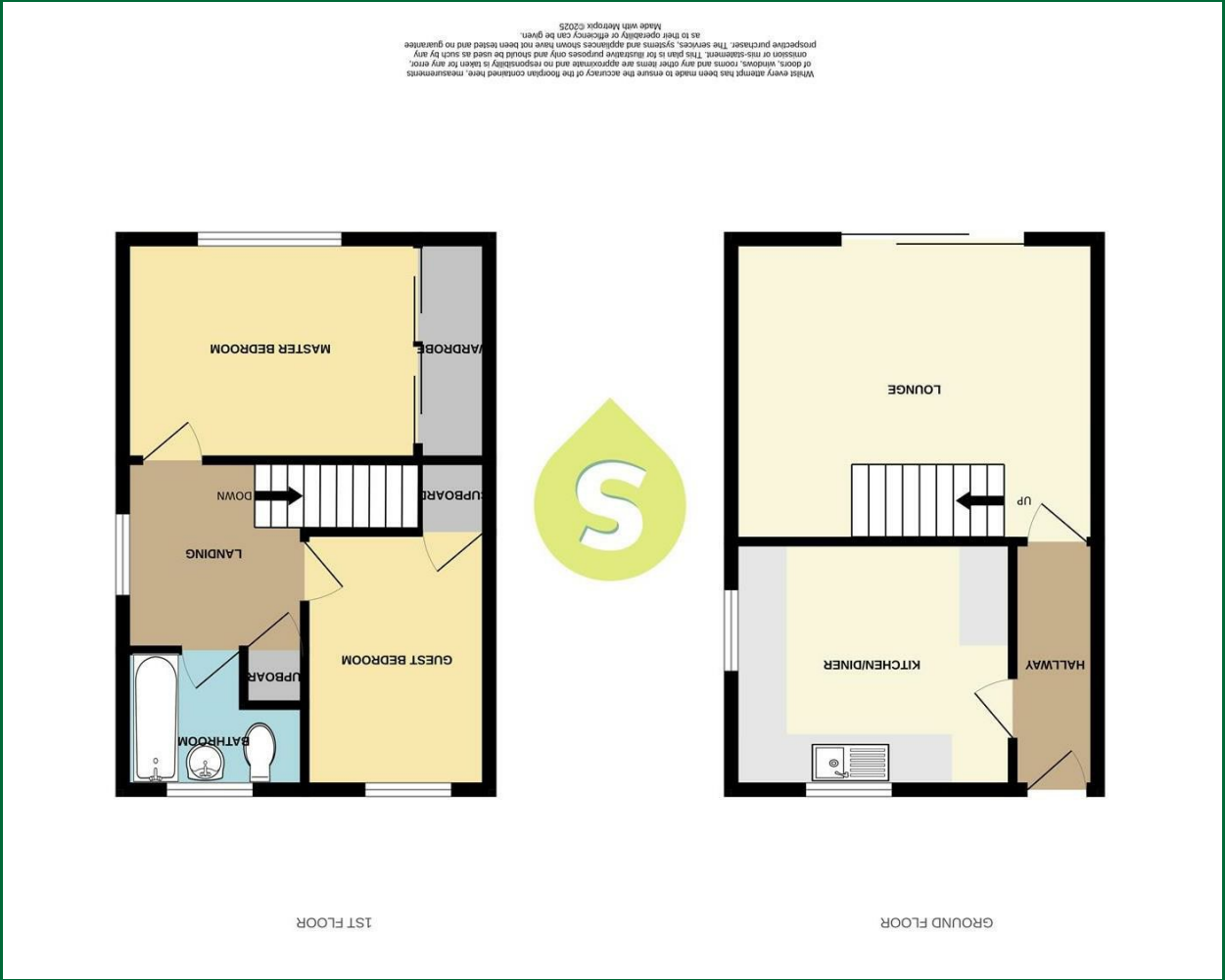




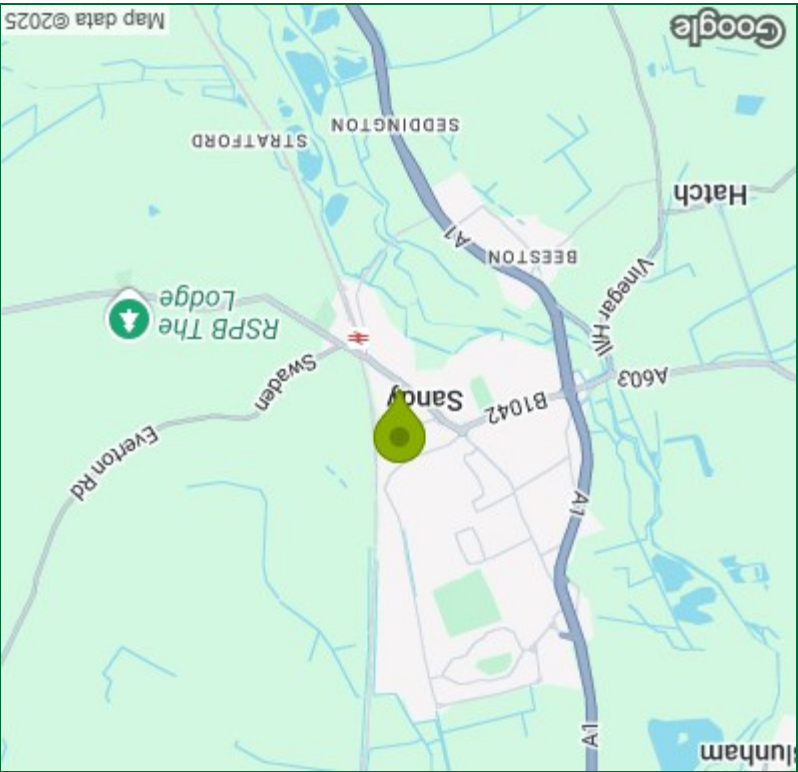
Rectory Court,
SANDY | Bedfordshire
£270,000

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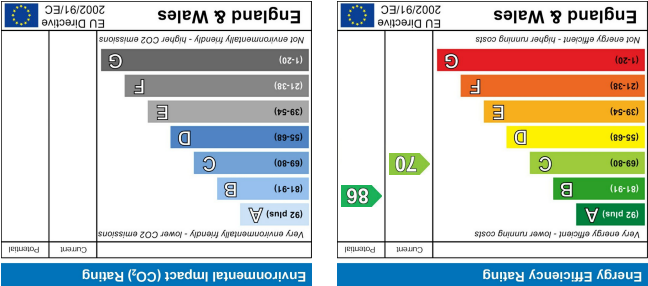
Floor Plan



Area Map



Energy Efficiency Graph



If you wish to arrange a viewing appointment for this property or require further information. Please contact our Shefford Office on 01462 814087

Viewing

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Hall
uPVC entrance door, tiled floor, radiator.

Kitchen
11'0" x 10'0"
Range of base and eye level units with roll top work surfaces, one and a half acrylic sink with mixer tap, tiled floor, tiled splash back, wall mounted gas boiler.

Lounge
14'1" x 12'0"
Sliding patio doors to garden, two radiators, stairs leading to first floor.

Bedroom One
12'0" x 9'0"
uPVC double glazed window to rear, radiator, recessed four door wardrobe.

Bedroom Two
10'0" x 7'0"
uPVC double glazed window to front, radiator, fitted cupboard.

Bathroom
Suite comprising of panelled bath with wall mounted power shower, pedestal wash hand basin, low level w.c, uPVC window to rear, part tiled walls.

Landing
Doors to all rooms, airing cupboard housing hot water tank, window to side, access to loft space.

Front Garden
Path leading to front door, large gravelled area. Allocated parking space for one car.



Rear Garden
Fully enclosed garden with large paved patio area, steps up to further paved area with large garden shed, gated access to side.

Agents Notes
Freehold.
Council Tax band C.
No upward chain.

