

Kingsley Court

Sandy,
Bedfordshire, SG19 1EB

Offers in Excess of £250,000

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Three Bedroom Terraced Home – Sandy, SG19

We are delighted to bring to the market this well-presented three-bedroom terraced home, situated in the ever-popular location of Sandy, SG19. Offering spacious accommodation throughout, a practical layout and a private rear garden, this property would make an ideal purchase for first-time buyers, families or investors alike.

Upon entering the property, you are welcomed by an entrance hallway providing useful space for storing coats and shoes. This leads through to the spacious reception room, which benefits from plenty of natural light flowing through the front aspect window. The room features wooden-effect laminate flooring and a combination of painted and feature wallpapered walls, creating a comfortable space for relaxing and entertaining.

To the rear of the property is a well-sized kitchen, fitted with a good range of high and low-level storage units, providing ample cupboard space alongside generous worktop areas. There is a freestanding cooker with oven and grill, an extractor hood, sink and additional space for a dishwasher or washing machine. A separate fitted storage cupboard provides further useful storage. Completing the ground floor is a convenient cloakroom fitted with a WC and wash hand basin, finished in neutral tones.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a good-sized double room positioned to the front aspect, featuring carpeted flooring and neutral painted walls. The second bedroom is also spacious, offering ample room for bedroom furniture and benefiting from dark wood-effect flooring. The third bedroom is a versatile single room, ideal for use as a child's bedroom, nursery or home office. The family bathroom comprises a bath with shower over, wash hand basin with useful under-sink storage, WC and heated towel rail. The walls are partially tiled with the remaining areas finished in white.

Externally, the property benefits from a private rear garden, offering a pleasant outdoor space with a combination of lawn and paved areas, together with a garden shed for additional storage. The garden also benefits from rear access. An excellent opportunity to acquire a three-bedroom home in the popular Sandy area, offering spacious accommodation and a versatile layout. Early viewing is highly recommended to fully appreciate what this property has to offer.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per person, payable by the applicant(s).

- Three-bedroom terraced home
- Situated in the popular Sandy, SG19 location
- Spacious and naturally bright reception room
- Well-sized kitchen with ample storage and worktop space
- Convenient downstairs cloakroom/WC
- Three versatile bedrooms
- Family bathroom with shower over bath
- Private rear garden with lawn, patio, shed and rear access

















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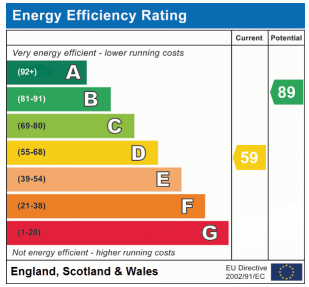
Approximate total area[1]

916 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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