



73 Glebe Road, Sandy, SG19 1LL



TAM THOMAS MORRIS

Asking Price: £200,000

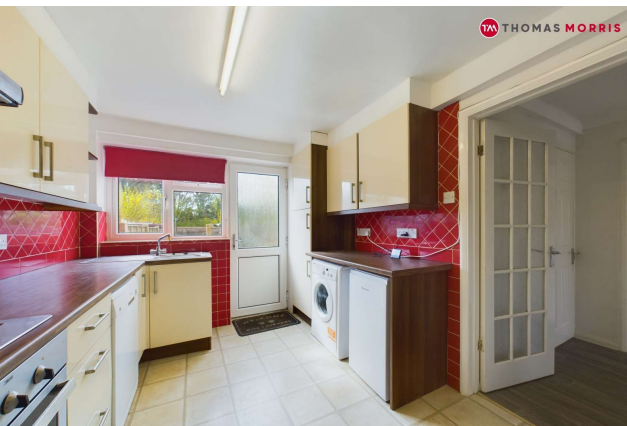
Leasehold

Glebe Road, Sandy, SG19 1LL

- Ground Floor Maisonette
- Great Sized Living Room
- Kitchen With Garden Access
- Private Garden
- Two Excellent Double Bedrooms
- Leasehold
- EPC - C/77
- Close Proximity To Town Centre & Local Schools
- Perfect For A First Time Buyer Or Investor
- Just A 0.9 Mile Walk To Sandy Train Station

This charming two bedroom maisonette in the sought-after market town of Sandy is an ideal choice for both first-time buyers and investors.

The property features a spacious living room, two double bedrooms, a neatly fitted kitchen, and a bathroom, all accessed from a large and welcoming entrance hall.



TAM THOMAS MORRIS



TAM THOMAS MORRIS

The highlight of this property is its very handy private rear garden, perfect for enjoying outdoor living and entertaining. Situated just a 0.9 mile walk from the mainline train station, commuting is a breeze.

Don't miss out on this fantastic opportunity to own a property in a convenient location with great potential.

EPC - C/77

Local Authority - Central Beds

Council Tax Band - A

Property Type - Leasehold (125 Years From 21/08/06)

Accommodation

Ground Floor Maisonette

Hallway

Living Room 13'10" x 11'2" (4.22m x 3.4m).

Kitchen 13'6" x 8'9" (4.11m x 2.67m).

Bathroom 6'4" x 5'11" (1.93m x 1.8m).

Bedroom 1 14' x 10'2" (4.27m x 3.1m).

Bedroom 2 10'6" x 10'1" (3.2m x 3.07m).

Outside

Private Garden

Brick Built Store



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Approximate total area⁽¹⁾
668.97 ft²
62.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Thomas Morris

1 Market Square, Biggleswade, Bedfordshire,
SG18 8AP

T: 01767 310111

enquiries@tm-biggleswade.co.uk

Visit all our properties at
thomasmorris.co.uk

Leasehold Information

Lease Length: 107 Years.

Ground rent: £0 Per Annum

Service charge: £454 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

