



The Baulk, Beeston, Sandy, Bedfordshire, SG19

Guide Price £310,000

A contemporary three-bedroom, two-bathroom semi-detached house, situated within 0.7 miles to Sandy train station, the Riddy Nature Reserve, and the A1(M).

This fantastic home has recently been refurbished by the current owner and now features a stylish, refitted kitchen with high-specification integrated appliances, a modernised en-suite shower room, and tasteful decorative updates throughout including wall panelling.

On the ground floor, the accommodation includes a bright lounge with bay window and built-in window seat, an inner hallway with a downstairs cloakroom and separate utility space, and to the rear, a modern kitchen/diner overlooking the garden. The kitchen has been upgraded to a high standard and includes a range of integrated appliances, including a dishwasher.

Upstairs, there are three bedrooms. The main bedroom benefits from a recently refitted en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

Outside, the property offers a block-paved driveway with parking for two vehicles and gated side access. The south-facing rear garden is mainly laid to lawn with a paved seating area and a storage shed.

Well suited to professional couples or small families, this home also presents a strong investment opportunity, with an estimated rental income of £16,740 per annum, achieving a yield of approximately 5.15%.

Viewings are highly recommended to appreciate the quality and finish of the accommodation on offer.

Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £50 including VAT for this service.

- Three-bedroom semi-detached home
- Recently refurbished throughout
- Two modern bathrooms (including en-suite to bedroom one)
- Refitted kitchen/diner with integrated high-spec appliances
- Lounge with bay window and built-in window seat
- South-facing, enclosed rear garden with lawn, patio, and shed
- Block-paved driveway with parking for two vehicles
- Close to Sandy train station, Riddy Nature Reserve, and the A1(M)
- No onward chain

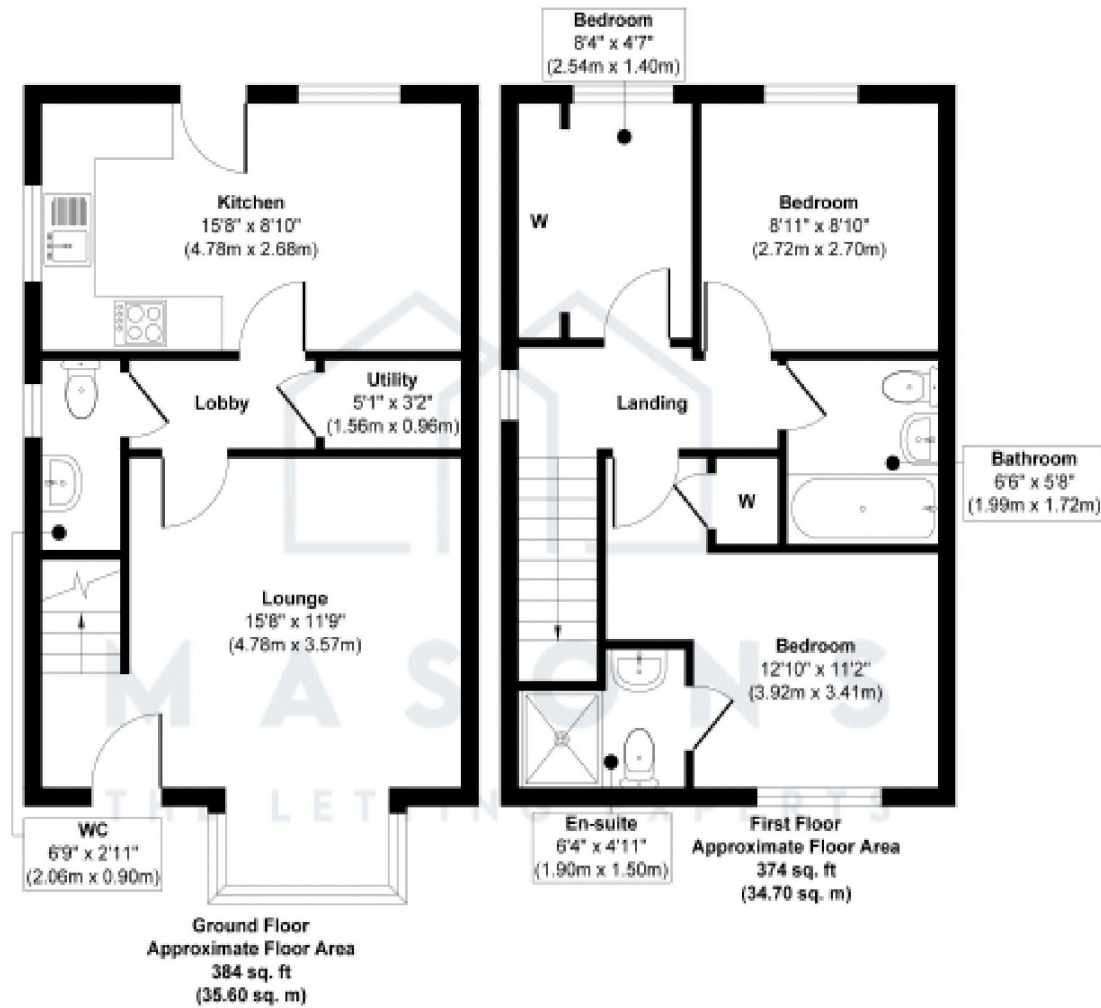






Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Floor Area 758 sq. ft / 70.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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