



Kennedy
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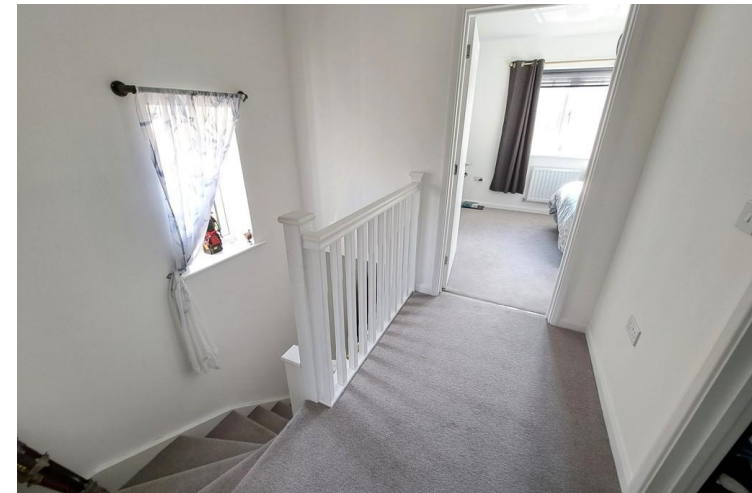
Ingle Crescent

Potton

SG19 2FY

50% Shared Ownership £150,000

- 50% Shared Ownership
- Ideal First Time Buy
- Fitted Kitchen with Built in Appliances
- Sitting Room with Direct Access to the Rear Garden
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces



* 50% Shared ownership property * Ideal first time buy
* Fitted kitchen with built in appliances * Sitting room with direct access to the rear garden * Cloakroom *
Two double bedrooms * Family Bathroom * Enclosed rear garden * Two allocated parking spaces * No forward chain *

The thriving Market town of Potton is well positioned for those looking for country life with modern amenities both beautiful countryside walks and a range of independent shops, Public Houses and restaurants are all within a few minutes' walk of the property.

There are good road links into Cambridge and London with the nearby towns of Biggleswade and Sandy also offering a wider range of national stores, easy access to the A1 and railway links into London Kings Cross St Pancras.

AGENTS NOTE

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 50% share, the share purchase price will be £150,000 and the rent will be £478.00 a month.

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £16.66

Buildings insurance £ 8.60

Management fee £ 8.33

Total monthly payment excluding rent £33.59

Entrance door with glazed panel opening into:

RECEPTION HALLWAY

Stairs rising to the first floor, under stairs cupboard, radiator, cloaks cupboard, doors off to:

FITTED KITCHEN

9' 8" x 7' 5" (2.95m x 2.26m) Upvc double glazed window to the front aspect, fitted range of base and matching eye level units, ample worksurface space with 1 1/2 bowl sink unit, integral oven with ceramic hob and extractor, integral slimline dishwasher, washing machine and fridge / freezer, tiled flooring, cupboard housing gas fired boiler, kick space heater.

CLOAKROOM

Fitted two piece suite comprising low level Wc and pedestal wash hand basin, tiling to floor and splash areas.

SITTING ROOM

14' 7" x 11' 5" (4.44m x 3.48m) Upvc double glazed window and 1/2 glazed casement door to the rear aspect, twin radiators.

FIRST FLOOR LANDING

Upvc double glazed window to the side aspect, loft access, doors off to:

BEDROOM

14' 7" max x 9' 8" (4.44m x 2.95m) Upvc double glazed window to the front aspect, radiator, large storage cupboard.

BATHROOM

Three piece suite comprising low level Wc, pedestal wash hand basin and bath with shower attachment, radiator, tiling to floor and splash areas, extractor fan.

BEDROOM TWO

14' 7" x 8' 0" (4.44m x 2.44m) Upvc double glazed window to the rear aspect, radiator.

REAR GARDEN

Laid mainly to lawn, enclosed by timber panel fencing, patio area with pathway leading to shed, gated side access.

ALLOCATED PARKING

Allocated parking for two vehicles, set to the side of the property.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY



OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.