



Kennedy
&co.

Market Square

Potton

SG19 2NP

Asking Price Of £180,000

- Prominent location
- Ground floor
- Close to all amenities
- One double bedroom
- Large lounge
- Private courtyard garden
- Off road parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

A fantastic opportunity to be within the heart of the Market Square of Potton close to all amenities. The property provides one double bedroom, a large lounge, kitchen, shower room, good size private courtyard garden and allocated off road parking. Offered with no upward chain.

Timber door into:

HALLWAY

Dado rail. Coving to the ceiling. New carpet. Electric consumer board.

LOUNGE

14' 7" x 12' 2" (4.44m x 3.71m) Pair of Georgian windows to the rear and Georgian door to the

courtyard garden. Dado rail. Coving to the ceiling. New carpet. Radiator.

KITCHEN

9' 7" x 6' 6" (2.92m x 1.98m) A range of base and wall mounted units with built in oven and hob. Window to the side. Intesa gas boiler. Sink and drainer with mixer tap. Free standing washing machine, dishwasher and fridge/freezer.

BEDROOM

11' 4" x 8' 8" (3.45m x 2.64m) Window to the rear. Dado rail. Coving to the ceiling. New carpet. Radiator.

BATHROOM

Double shower unit with Aqua Tronic shower. Fully tiled. Wash hand basin. W.C. Shaver point. Extractor.

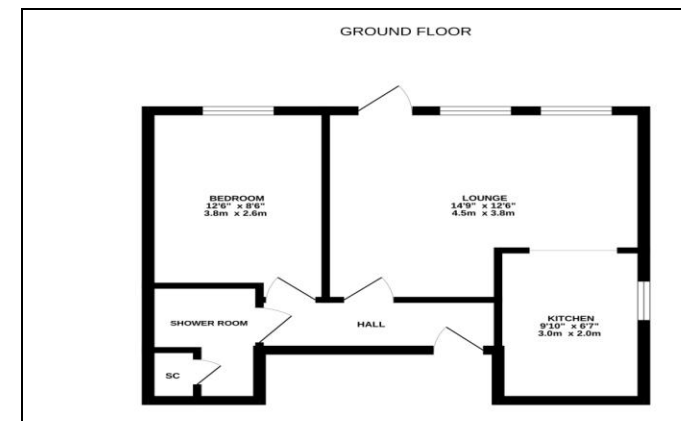
OUTSIDE

Good sized private courtyard/patio area with gated access. Allocated off road parking for one vehicle.

AGENTS NOTES

Lease 994 years

Maintenance charge: Approx £85 per month







COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

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.