



Kennedy
&co.

Ingle Crescent

Potton

SG19 2FY

Asking Price Of £300,000

Fully fitted kitchen

Integral appliances

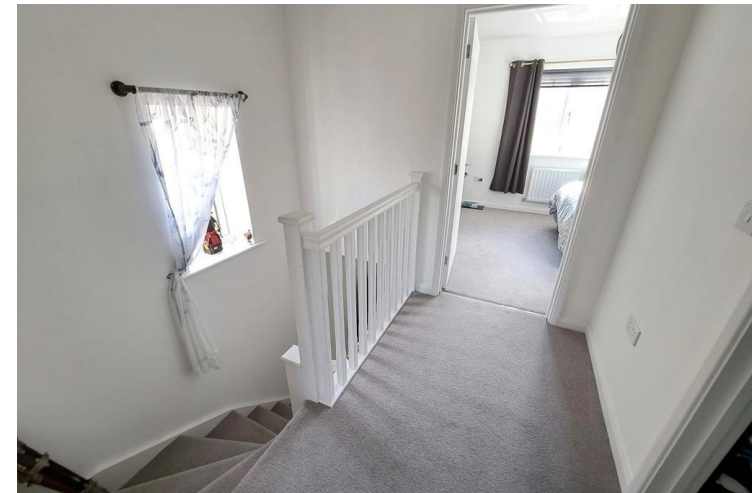
Lounge with access to the garden

Two double bedrooms

Family bathroom

Enclosed rear garden

Two allocated parking spaces



An ideal opportunity to purchase this two double bedroom home close to all amenities within the Georgian market town of Potton.

This thriving town is well positioned for those looking for a country life with modern amenities. Both beautiful countryside walks, a range of independent shops and restaurants are within a few minutes walk from this lovely home.

Potton has also good links into Cambridge, St Neots and London and nearby towns of Sandy and Biggleswade offering a wider range of stores where required.

Front garden laid to lawn with pathway leading to the composite and glazed door opening into:

RECEPTION HALL

Stairs rising to the first floor with under stair cupboard. Radiator. Cloaks cupboard. Doors to kitchen and:

CLOAKROOM

Fitted two piece suite comprising of a low level W.C and a pedestal wash hand basin. Tiling to the floor and splash guard areas.

KITCHEN

9' 8" x 7' 5" (2.95m x 2.26m) UPVC double glazed window to the front. Fitted range of base and wall mounted units. Ample marble effect work top surfaces. 1 1/2 bowl sink and drainer unit. Integral oven, extractor and ceramic hob. Integral slimline dishwasher, washing machine and fridge/freezer. Cupboard housing the gas fired boiler, kick space heater.

LOUNGE

14' 7" x 9' 8" (4.44m x 2.95m) UPVC double glazed window to the rear. UPVC double glazed door to the rear garden. Door to hallway. Two x radiators.

LANDING

UPVC double glazed window to the side. Loft access. Doors to:

BEDROOM 1

14' 7" x 9' 8" (4.44m x 2.95m) UPVC double glazed window to the front. Radiator. Large built in storage cupboard.

BEDROOM TWO

14' 7" x 8' 0" (4.44m x 2.44m) UPVC double glazed window to the rear. Radiator

REAR GARDEN

Laid to lawn and enclosed by timber panelled fencing. Patio area with pathway to the shed. Gated access to the side.

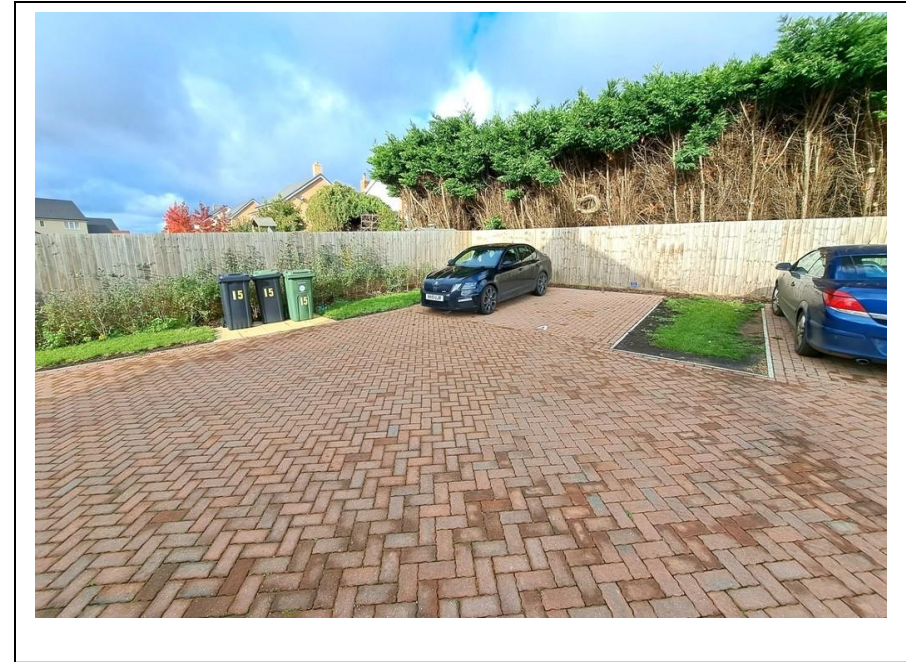
ALLOCATED PARKING

Parking for two vehicles set to the side of the property.

AGENTS NOTE

Please note this property is jointly owned by two parties.

We are instructed to sell the property as a whole or alternatively we can sell 50% as a shared ownership with Hightown. Please contact Kennedy & Co if further information is required. 01767 262729





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.