

Kennedy
&co.

Blackbird Street

Potton

SG19 2LT

Offers In Excess Of £300,000

Character home

Two reception rooms

Large cellar

Three good sized bedrooms

Large family bathroom

Lovely courtyard garden

No upward chain

Ornate fittings



If you are looking for a character home close to the town centre, then this is definitely worth viewing. With many original features inside and out, large ground floor accommodation and country style kitchen with the added benefit of a good sized cellar. Three good sized bedrooms and large bathroom on the first floor and a further large attic space.

Outside has a pleasant courtyard garden for alfresco eating and entertaining.

This property is tastefully proportioned and includes traditional light fittings, Oak flooring, timber doors and picture rails.

Potton itself is a historic town with many character properties. Its quaint market town has an array of shops and amenities to suit all your requirements and has a good community feel with many clubs and

activities.

PARTICULARS

ORNATE STORM PORCH

Lighting. Half glazed original door to:

HALL

Stairs rising to the first floor. Ornamental tiling to the floor. Wall lights.

SITTING ROOM

15' 6" x 11' 6" (4.72m x 3.51m) Double glazed bay window to the front. Two radiators. Open fireplace with a wood burner in a timber surround. Ornate coving to the ceiling. Door to:

CELLAR

15' 6" x 11' 6" (4.72m x 3.51m) Originally a cobblers shop. Currently used as storage but is a versatile space. Letter box window to the side. Power and lighting

DINING/FAMILY ROOM

15' x 14' (4.57m x 4.27m) Box bay double glazed window to the side. Radiator. Oak flooring. Picture rail. Cast iron fireplace.

KITCHEN

10' 3" x 11' 1" (3.12m x 3.38m) Base and wall mounted units with work tops. Stainless steel sink and drainer. Built in oven, hob and extractor. Tiled flooring. Double glazed window and door to the courtyard garden. Recesses for fridge/freezer and upright radiator.

Door to:

LAUNDRY ROOM

Double glazed window to the side. Plumbing and space for Washing machine and dryer. Work tops. Tiled flooring.

LANDING

Doors to all rooms. Loft hatch to a large attic space.

BEDROOM ONE

15' 7" x 15' 7" (4.75m x 4.75m) Double glazed window to the front. Radiator. Picture rail.

BEDROOM TWO

12' 8" x 7' 6" (3.86m x 2.29m) Double glazed window to the side. Radiator. Picture rail. Airing cupboard

housing the hot water tank and gas boiler.

BEDROOM THREE

11' 1" x 10' (3.38m x 3.05m) Double glazed window to the side. Radiator. Access to second loft space.

BATHROOM

Good size running the full length. Traditional in style. Panelled bath with shower over with tiled surround. W.C. Pedestal wash hand basin. Wall lighting. Heated towel rail. Timber panelling and storage cupboard.

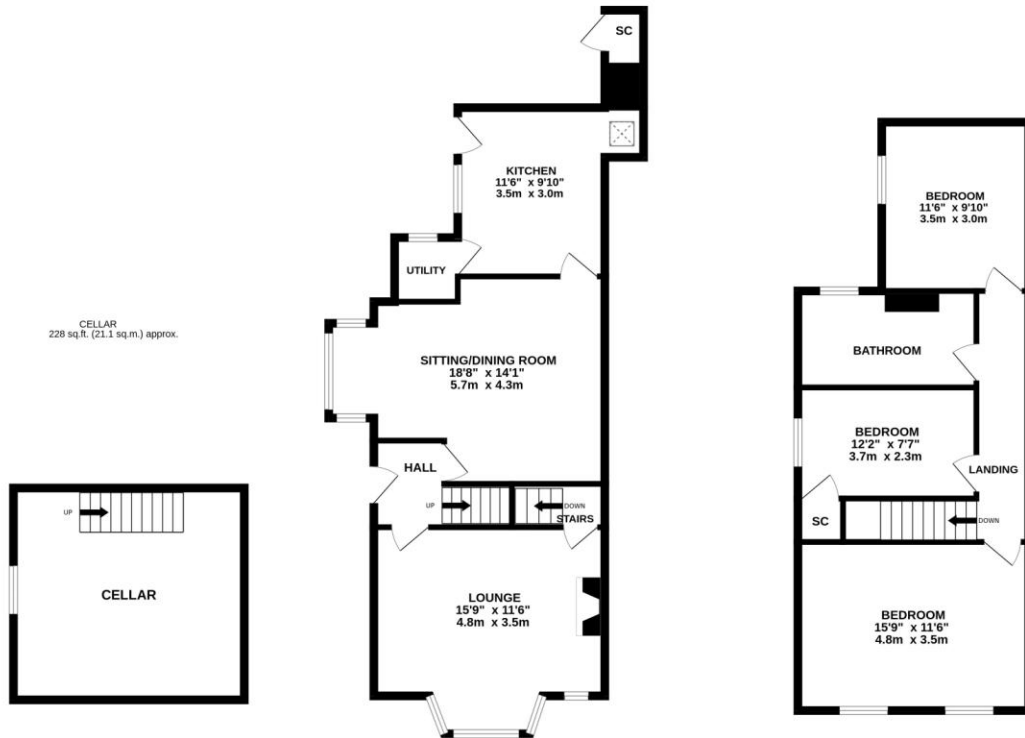
EXTERNALLY

Enclosed courtyard with planting. Great for alfresco dining and entertaining. Gated access. Storage facilities. Feature painted wall to the boundary.



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.