



Kennedy
&co.

Bury Hill

Potton

SG19 2RS

Asking Price Of £395,000

- Three bedrooms
- Re-fitted kitchen
- 17' Lounge
- Re-fitted bathroom
- 17' master bedroom
- Large rear garden
- Off road parking
- Single garage



Bury Hill in Potton has always been popular locally, particularly the older three bedroom semi's as they have large rear gardens of 150ft plus.

This house has been well looked after by the current owners with a re-fitted kitchen, separate dining room and a 17' lounge with a window to the front and patio doors to the rear. There is a re-fitted bathroom, a 17' master bedroom with two further bedrooms. Outside is a lovely big rear garden which gets the afternoon and evening sun.

Potton itself is a lovely community to live in. An array of shops to suite all your requirements, doctors, schooling and public houses and restaurants and many more. It is within easy access to the A1M, and within easy reach of larger towns and Cambridge City.

PARTICULARS

Double glazed and timber door. Outside light. Leading to:

HALLWAY

Stairs rising to the first floor. Radiator. Laminate flooring. Door to:

LOUNGE

10' 8" x 17' (3.25m x 5.18m) Double glazed window to the front. Double glazed patio doors to the rear. Wood burning stove with an oak mantle. Coving to the ceiling. Wall lighting. Radiator.

DINING ROOM

10' 4" x 9' 5" (3.15m x 2.87m) Double glazed window to

the front. Coving to the ceiling. Laminate flooring. Radiator.

KITCHEN

13' 5" x 7' 9" (4.09m x 2.36m) Re-fitted with cream high gloss base and wall mounted units with rolled edged work top surfaces. Stainless steel sink and drainer. Hotpoint oven, hob and extractor. Tiled splash guarding. Integral fridge and freezer. Plumbing and space for the washing machine. Double glazed window to the side. Tiled to the floor. Under stairs cupboard. Double glazed window to the garden. Through to:

LOBBY

Radiator. Half glazed door to the garden. Tiled flooring to match the kitchen.

BATHROOM

Good sized re-fitted bathroom comprising: Close couple W.C. Vanity unit housing the wash hand basin. Bath with side screen and fitted shower within. Full tiled. Radiator. Double glazed frosted window to the rear. Heated towel rail. Tiled to the floor.

LANDING

Double glazed window to the rear. Access to the loft space.

BEDROOM ONE

17' 2" x 10' 9" (5.23m x 3.28m) Cast iron fireplace. Fitted cupboards. Double glazed windows to the front and rear. Radiator. Wall lighting. Picture rail.

BEDROOM TWO

13' 5" x 7' 9" (4.09m x 2.36m) Double glazed window to the front. Radiator. Cast iron fireplace.

BEDROOM THREE

9' 8" x 7' 9" (2.95m x 2.36m) Double glazed window to the rear. Radiator.

OUTSIDE

REAR GARDEN:

150ft plus garden space laid to lawn with mature trees, plants and shrubbery. Various sheds, store rooms and glass house. Brick built store attached to the property.

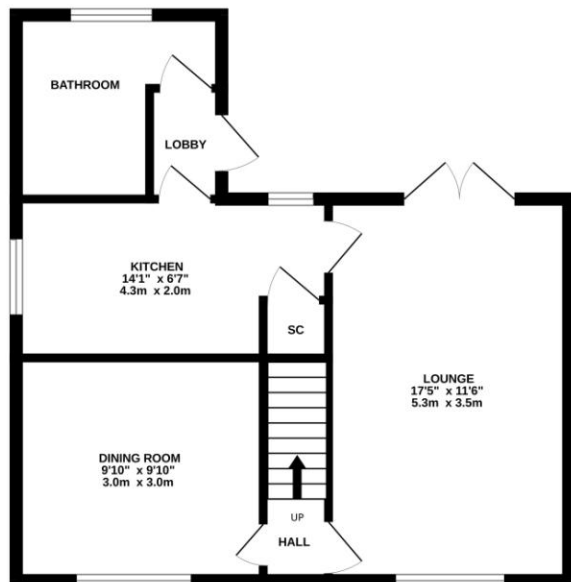
FRONT:

Large front garden with mature trees. Ample parking

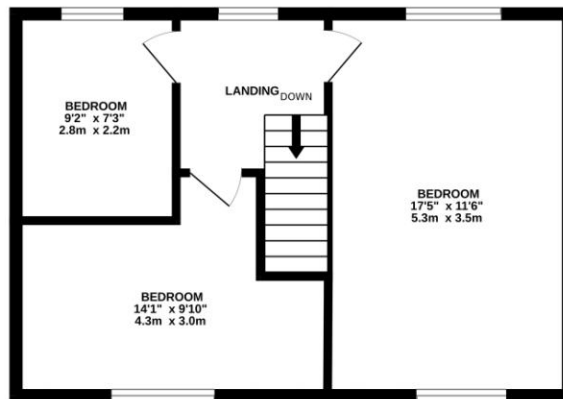
for many vehicles. Gravelled driveway to single timber garage.



GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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