



**Kennedy**  
&co.

**High Street**

Wrestlingworth

SG19 2EP

**Asking Price Of £285,000**

- Two Bedrooms
- New Kitchen
- New Bathroom
- Large garden
- Room to extend (STP)
- No upper chain
- Village location
- Double glazing



A great opportunity to purchase this two bedroom, recently upgraded semi detached home set on an elevated plot within the village of Wrestlingworth. The property provides a new kitchen and bathroom, double glazing and a large plot with room to extend (subject to planning).

The property is provided with no upper chain and viewings are available immediately.

### **PARTICULARS**

Double glazed door with glass inset panel to:

### **HALLWAY**

Stairs rising to the first floor. Coving to the ceiling. Smoke detector.

### **LOUNGE**

13' x 10' 3" (3.96m x 3.12m) Large under stairs cupboard. Storage heater. Coving to the ceiling. Double glazed window to the front.

### **KITCHEN**

8' 7" x 8' 2" (2.62m x 2.49m) Base and wall mounted units with granite effect work tops. Stainless steel sink with mixer taps and drainer. Space for washer/dryer. Space for electric cooker. Extractor. Double glazed window to the rear garden. Walk in pantry cupboard with window to the rear.

### **BATHROOM**

Three piece suite comprising W.C. Wash hand basin. Tiled to panelled bath with shower over and screen . Wall heater.

### **BEDROOM 1**

16' x 8' 9" (4.88m x 2.67m) Two double glazed windows to the rear. Storage heater. Coving to the ceiling. Airing cupboard housing the hot water cylinder tank.

### **BEDROOM 2**

10' 3" x 10' 1" (3.12m x 3.07m) Double glazed window to the front. Storage heater. Coving to the ceiling.

### **OUTSIDE**

Good size plot being approx. over 100 ft x 25 ft. Two brick sheds. Patio. Outside tap. Shrubs and fruit trees. Large space to the side to extend (STP). Large front garden. Parking on the street.





### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	

### 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.