



**Kennedy**  
&co.

**Biggleswade Road**

Potton

SG19 2LU

**£235,000**

Two Bedrooms

Upstairs bathroom

Recently re-built fully  
insulated workshop

New double glazing

Outside store

Off set rear garden

Re-fitted kitchen



A great opportunity to purchase this priced to sell two bedroom cottage with its own garden and a fully insulated workshop to the rear.

Our clients had started renovating the property by adding UPVC double glazed windows, A Honeywell smart thermostat system installed on all radiators on the ground floor and main bedroom, a new fitted kitchen and completely rebuilt a workshop along with attending to the flat roofs to the front and rear of the property.

### **PARTICULARS**

#### **LARGE UPVC PORCH**

Door to the front and window to the side. Door through to:

#### **LOUNGE**

12' 4" x 9' 4" (3.76m x 2.84m) Open fireplace with shelving on both sides. Double glazed bay window to the front. Large display shelf. Radiator. Through to:

#### **KITCHEN/BREAKFAST ROOM**

19' 2" x 8' 2" (5.84m x 2.49m) Average measurements. Recently re-fitted with ample base and wall larder units on both sides of the room with work top surfaces. Built in oven, hob and extractor. Moulded sink and drainer. Open fire with wood burner if required. Plumbing for washing machine. Integrated fridge/freezer. Double glazed window and stable door to the rear. Radiator. Stairs rising to the first floor with lights fitted to each tread.

#### **SMALL LANDING**

#### **BEDROOM ONE**

12' 3" x 8' 6" (3.73m x 2.59m) Double glazed windows to the front. Radiator. Original floor boards.

#### **BEDROOM TWO**

8' 7" x 8' 6" (2.62m x 2.59m) Double glazed window to the rear. Door to:

#### **BATHROOM**

Large corner bath. W.C. Pedestal wash hand basin. Radiator. Double glazed frosted window to the rear.

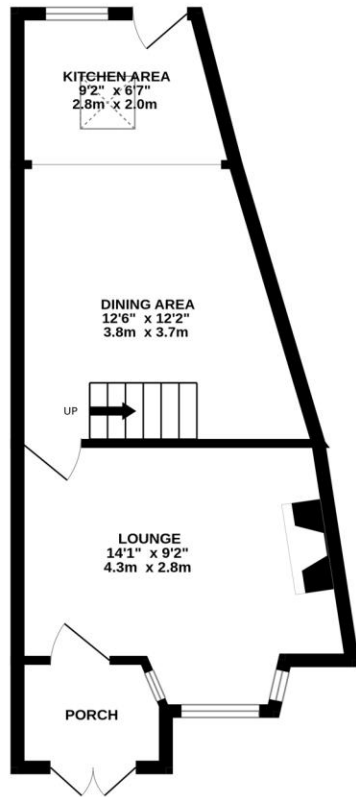
## EXTERNALLY

There is a communal yard leading round to the fully insulated very well made workshop that has been completely re-built by the owners with a fully insulated roof and 3 walls, secure and power supplied (this is not to be confused with a normal shed).

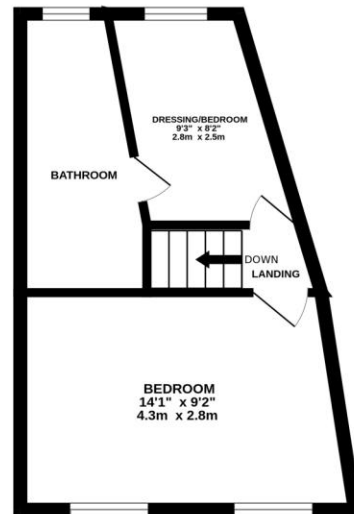
There is a smaller store shed. and an offset rear garden (not next to the workshop).



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.7 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 B

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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