



Kennedy
&co.

Catherines Close

Potton

SG19 2PR

Asking Price Of £335,000

- Three bedrooms
- parking for 5 vehicles
- Cul-de-sac location
- Double glazing
- Close to town centre
- Gas central heating
- Garage
-



A 1970's three bedroom semi-detached property located in a cul-de-sac with only a short walk to the town centre of Potton.

This family home is offered in good order but the new owner may consider replacing the kitchen and bathroom. The property has been upgraded to provide double glazing and gas central heating.

Outside there is a pleasant garden to the rear and garage to the side and parking for five vehicles. The property lends itself to an extension making a large modern family home.

PARTICULARS

Double glazed UPVC door to:

HALLWAY

Glazed full length windows to the side. Stairs rising to the first floor. Radiator. Coving to the ceiling.

LOUNGE

12' 4" x 11' 6" (3.76m x 3.51m) Large UPVC double glazed window to the front. Electric fire with mantle and granite hearth, display shelving and cupboards to both sides. under stairs cupboard. Radiator Coving to the ceiling.

DINING ROOM

9' 8" x 9' 6" (2.95m x 2.9m) Radiator. Coving to the ceiling. Sliding glazed door to the hallway. Glazed window to the kitchen. Through to the:

KITCHEN

11' 9" x 9' 9" (3.58m x 2.97m) A good sized kitchen with base and wall mounted units with ample work tops. Stainless steel sink and drainer. Plumbing for

washing machine. Space for oven and fridge/freezer. Coving to the ceiling. Double glazed UPVC window to the rear. Glazed window and door to:

COVERED AREA

Providing extra space. Glazed to the roof and rear. Door to the side drive and door to the garage. Glazed door to the rear garden.

BATHROOM

Shower in a fully tiled cubicle. W.C. Pedestal wash hand basin. Glazed frosted window to the rear. Radiator. Half tiled.

LANDING

Double glazed UPVC window to the front. Coving to the ceiling. Storage cupboard.

BEDROOM ONE

11' 6" x 9' 10" (3.51m x 3m) Double glazed UPVC window to the rear. Radiator. Coving to the ceiling. Fitted wardrobes and drawers.

BEDROOM TWO

10' 4" x 9' 4" (3.15m x 2.84m) Double glazed UPVC window to the front. Radiator. Cupboard housing the gas boiler. Coving to the ceiling. Fitted wardrobes and drawers.

BEDROOM THREE

6' 6" x 6' 6" (1.98m x 1.98m) Double glazed UPVC window to the rear. Radiator. Coving to the ceiling. Access to the loft space.

EXTERNALLY

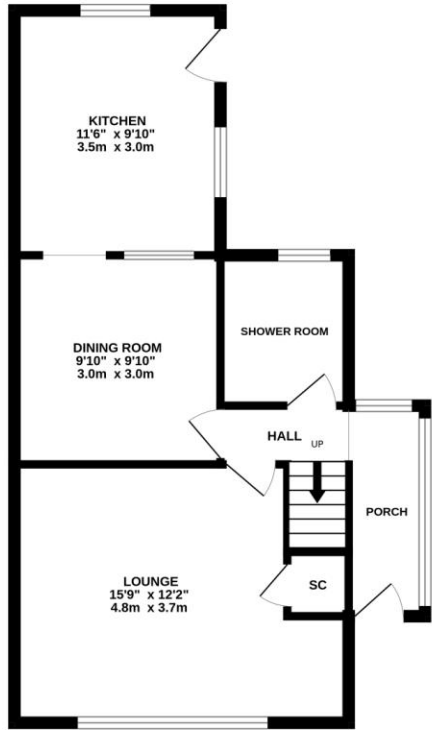
Pleasant rear garden mainly laid to lawn with shrubbery and planting within the borders.

To the front there is a driveway and gravel area providing parking for five vehicles.

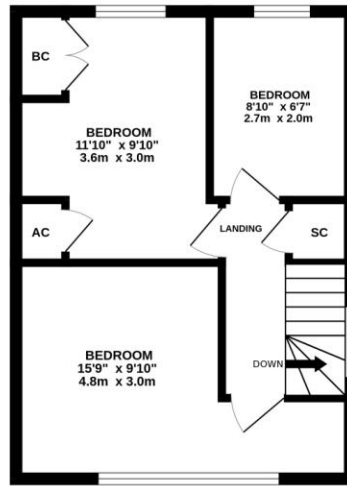
Garage with up and over door, side door, power, lighting and windows to the rear garden.



GROUND FLOOR
494 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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.
Made with Metroplan 62024

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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.