



Kennedy
&co.

Aldgate Close

Potton

SG19 2RU

Offers In Excess Of £300,000

- Three bedrooms
- Open plan ground floor
- Quiet cul de sac
- Conservatory
- Kitchen with range oven
- Enclosed rear garden
- Garage en bloc
- Off road parking



From the town centre of Potton, just past Tesco, through The Causeway takes you to the property. Located at the top of a no through road, Aldgate Close is a popular, quiet location.

This home has been improved and decorated to a high standard with both kitchen and bathroom having been upgraded and all the main appliances included in the kitchen. The ground floor is open plan in style, laminate flooring and tiled kitchen flooring with large windows giving a light and airy space.

The garden to the rear is secluded and there is parking to the front with EV charger and garage, also with parking to the front.

PARTICULARS

Parking to the front with EV charger. Pathway leading to composite door with frosted panel to:

INNER HALLWAY

Through to:

LOUNGE

16' 2" x 11' 3" (4.93m x 3.43m) Large double glazed window to the front. Two radiators. Stairs rising to the first floor. Laminate flooring. Open plan with dining room through to the kitchen.

DINING ROOM/KITCHEN

16' 2" x 10' 5" (4.93m x 3.18m) Dining area: Laminate flooring to match the lounge. Radiator. Double glazed sliding patio door to the Conservatory.

Kitchen: Base and wall mounted units with rolled edge

worktops. Glass display wall units with extra work top return. Tiled splash guard surrounding the stainless steel sink and drainer. Double glazed window to the rear. Wine rack. six burner gas range with extractor over. Washing machine, dishwasher and fridge. Tiled flooring.

CONSERVATORY

9' 7" x 6' 4" (2.92m x 1.93m) UPVC and brick construction with glazed roof. Cat flap. Double glazed door to the garden.

LANDING

Access to the insulated loft space with loft ladder. Storage cupboard.

BEDROOM ONE

11' 7" x 9' 8" (3.53m x 2.95m) Double glazed window to the front. Radiator.

BEDROOM TWO

10' 6" x 8' 8" (3.2m x 2.64m) Double glazed window to the rear. Radiator.

BEDROOM THREE

8' x 6' 9" (2.44m x 2.06m) Storage cupboard. Radiator. Double glazed window to the front.

BATHROOM

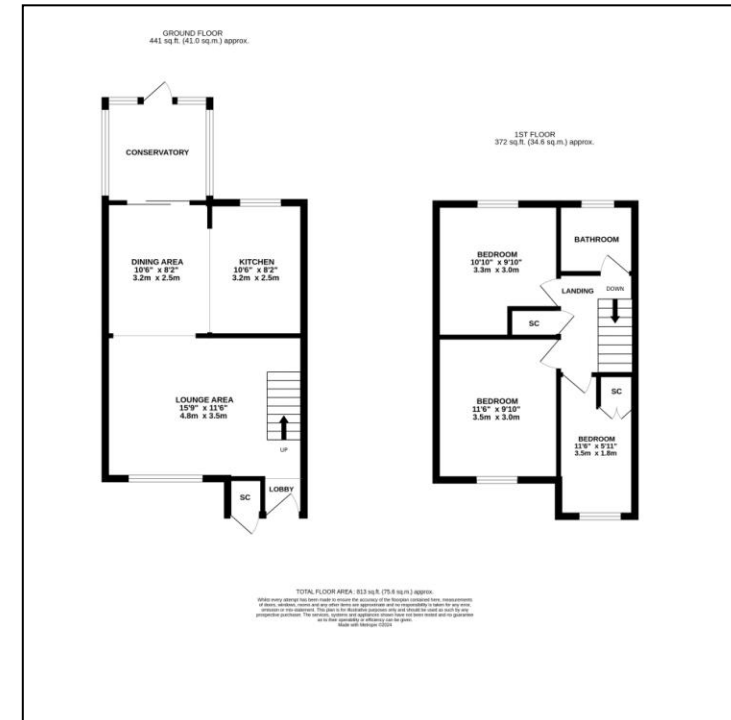
Vanity unit housing the wash hand basin with cupboard under. W.C. Enamelled bath with rainfall shower with hand shower over. Fully tiled to the walls and floor. Heated towel rail. Double glazed frosted window to the rear.

EXTERNALLY

Front: Parking with EV charger. Storage cupboard housing the gas boiler and meters.

Rear: Large patio area. Fenced and walled. Cold water tap. Shrubs.

Garage: Parking to the front. There is power if required via a separate tariff to the main property.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.