



Kennedy
&co.

Newtown

Potton

SG19 2QJ

Asking Price Of £294,000

Well presented end of terrace property

Three bedrooms

Sitting room

Fitted kitchen/breakfast room

Family bathroom

Enclosed rear garden



A very well presented end of terrace property situated in the Georgian market town of Potton. This family home provides three bedrooms, family bathroom, kitchen breakfast room, sitting room and enclosed rear garden.

Potton is ideally situated providing good commuter links, shops and amenities along with many clubs and schooling.

PARTICULARS

Entrance door with glazed panels opening into:

RECEPTION HALLWAY

Stairs rising to the first floor. Radiator. Laminate flooring. Oak door to:

LOUNGE

14' 10 max" x 11' (4.52m x 3.35m) uPVC double glazed bay window to the front. Radiator. Laminate flooring. Oak door through to:

KITCHEN/BREAKFAST ROOM

13' 2" x 9' 11" (4.01m x 3.02m) uPVC double glazed window and half glazed door to the rear garden. Base and wall mounted units with work top surface space with half splash guard tiling. Sink with mixer tap. Integral fridge/freezer, dishwasher and washing machine. Fitted oven and gas hob. Larder housing the gas fired boiler. Space for table and chairs.

LANDING

Access to the loft space. Doors to:

BEDROOM ONE

13' 4 max" x 9' 11" (4.06m x 3.02m) uPVC double glazed window to the front. Built in wardrobe. Radiator.

BEDROOM TWO

10' 7" x 9' 10" (3.23m x 3m) uPVC double glazed window to the rear. Radiator.

BEDROOM THREE

8' 11 max" x 8' 11" (2.72m x 2.72m) uPVC double glazed window to the front. Radiator.

FAMILY BATHROOM

uPVC double glazed window to the rear. Fitted three piece suite comprising low level W.C. Wall mounted vanity wash hand basin. Shaped bath with shower over and glazed screen. Tiled to all splash areas. Fully tiled to the bath. Recessed spot lighting.

EXTERNALLY

REAR GARDEN

Patio area leading to a lawned area. Enclosed on two sides with timber fencing. Gated side access.

FRONT GARDEN

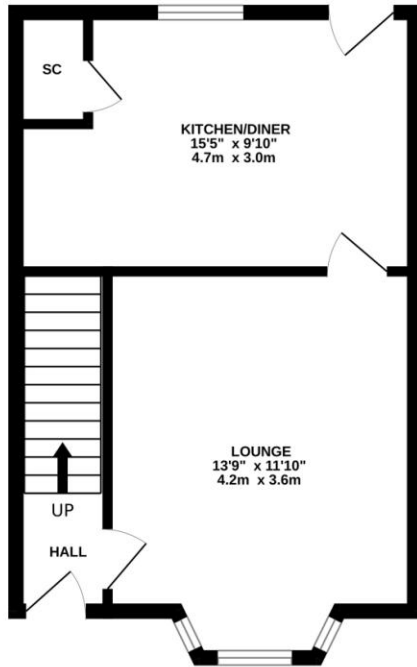
Hedging to the front. Lawn area and path leading to the front door.

AGENTS NOTE

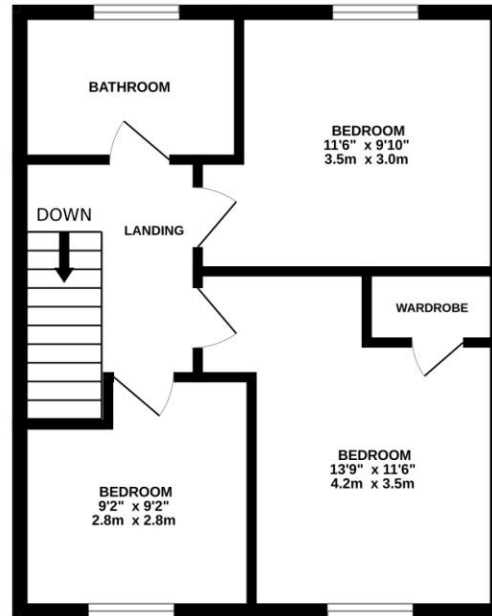
Planning permission has been granted for a single storey extension to the rear of the property in 2018. CB/18/12354/LDCP



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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		86 B
69-80	C	72 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