



Kennedy
&co.

Spencer Close

Potton

SG19 2QY

Asking Price Of £335,000

Popular area of Potton

Three good sized bedrooms

Downstairs wet room

Good size lounge

Kitchen

Gardens to front & rear

Garage

Off road parking



A rare opportunity to purchase this chain free three bedroom semi detached home in a popular, well established street, just a short walk to the town centre of the thriving market town of Potton. With three good sized bedrooms, lounge, kitchen and garage, the property does lend itself to an extension as with others in the road.

Potton is a traditional small market town with a variety of shops, public houses, restaurants, schooling and clubs for all ages and is ideally situated within easy reach of Biggleswade and Sandy providing mainline rail stations and of course the A1(M).

PARTICULARS

Stepping stone pathway leading to:

CANOPIED PORCH

Outside lighting. Double glazed frosted door to:

HALLWAY

Stairs rising to the first floor and stair lift. Under stair storage cupboard. Radiator. Heating timer. Double glazed frosted window to the side.

LOUNGE

13' 7" x 11' 3" (4.14m x 3.43m) Open fireplace with stone surround and hearth. Large double glazed window to the front. Radiator.

KITCHEN/BREAKFAST ROOM

11' 4" x 8' 6" (3.45m x 2.59m) Base and wall mounted units. Stainless steel sink and drainer with mixer tap. Plumbing and space for washing machine. Space for tumble dryer. Space for fridge/freezer. Radiator. Double glazed window to the rear. Tiled splash guarding. Space for electric oven.

WET ROOM

Mira shower. Frosted double glazed window to the rear. Tiled to shower area. Wash hand basin. Low level W.C. Extractor.

LANDING

Double glazed window to the front. Airing cupboard housing the Worcester boiler. Access to the loft space.

BEDROOM ONE

11' 4" x 10' (3.45m x 3.05m) Double glazed window to the front. Radiator.

BEDROOM TWO

12' 7" x 9' (3.84m x 2.74m) Double glazed window to the rear. Radiator.

BEDROOM THREE

10' x 8' 2" (3.05m x 2.49m) Double glazed window to the rear. Radiator.

EXTERNALLY

To the rear: Garden mainly laid to lawn with patio area, trees and shrubbery. Garden shed.

To the front: Garden with slate effect gravel and shrubbery. Off road parking for two vehicles, space for more if required.

Garage: Power and lighting, roller shutter opening. Double glazed window to the rear. Personal double glazed door to the rear side.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC to follow:

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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.