



Kennedy
&co.

Munkman Close

Potton

SG19 2BY

Offers In Excess Of £210,000

Detached Coach House

Small Private Development

Secure Gated Entrance

Double Bedroom

Open Plan Sitting / Family
Room / Kitchen

Shower Room

Enclosed Garden

Carport & Additional
Parking



A unique detached coach house situated on a small private gated development of just 14 properties. Benefitting from a double bedroom, open plan lounge and kitchen, shower room, fully enclosed garden, carport providing covered parking and an additional parking space.

PLEASE NOTE, THIS PROPERTY IS OFFERED WITH NO UPWARD CHAIN

PARTICULARS

MAIN ENTRANCE

Gated security entrance, key fob entry for residents.

GROUND FLOOR ENTRANCE

Entrance door with glazed panel opening into:

ENTRANCE LOBBY

Panel heater, stairs rising to the first floor landing.

FIRST FLOOR LANDING

Velux window, loft access, radiator, doors off to all rooms.

OPEN PLAN LOUNGE/KITCHEN

18' 8" x 14' 7" (5.69m x 4.44m) Twin Upvc double glazed windows to the side aspect, twin velux windows to the rear. Fitted range of base and matching eye level units. 1 1/2 bowl sink and ample worksurface space with tiling to splash areas. Plumbing for washing machine, space for upright fridge/freezer, integral oven with electric hob. Wall mounted gas fired boiler. Space for dining table and chairs. Twin radiators, recessed ceiling lighting.

DOUBLE BEDROOM

14' 7" x 14' 3" (4.44m x 4.34m) Upvc double glazed window to the front. Radiator

SHOWER ROOM

Velux window to the front. Fitted three piece suite comprising low level W.C, pedestal wash hand basin and enclosed double width shower cubicle, heated towel rail, recessed ceiling lighting, extractor fan, tiling to the walls.

SIDE GARDEN

Enclosed side garden being mainly laid to lawn.

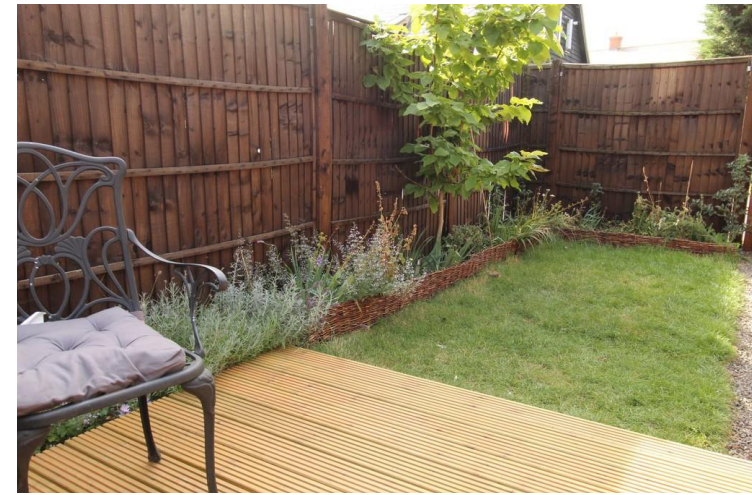
CARPORT

Providing covered parking for one vehicle, additional parking.

AGENTS NOTES

Lease details: 116 years remaining.

Service charge of £300 per annum that includes buildings insurance and ground rent.





1ST FLOOR
 APPROX. FLOOR
 AREA 573 SQ.FT.
 (53.2 SQ.M.)

COUNCIL TAX BAND

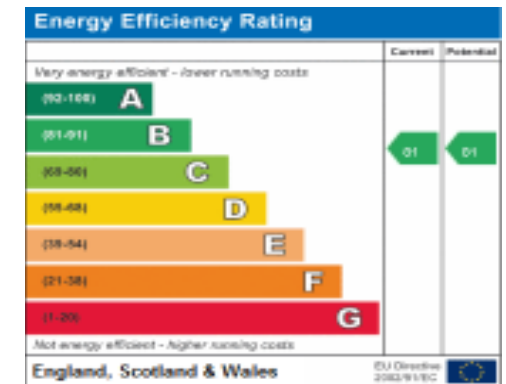
Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Mid Bedfordshire District Council



OFFICE

10 Market Square
 Potton
 Bedfordshire
 SG19 2NP

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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.