



Myers Road, Potton, SG19 2RG

Offers Over £350,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling Estate Agents are delighted to offer for sale this beautifully presented three bedroom semi detached home, situated in this non estate location and as well as having parking for at least four cars and a garage, there is a huge benefit of an insulated and sound proofed office to the rear with fibre optic, heating and is perfect for anyone wanting a highly functioning office or even a treatment room.

The property was built Circa 2012 to a high standard and has been improved on by the present owners. It has a fully fitted kitchen complete with integral appliances such as dishwasher, washing machine, fridge/freezer, oven and gas hob with "High Gloss" units and solid wood worktops. There is 15'9" lounge/diner and a downstairs cloakroom. All of the downstairs has solid "Oak" flooring (except W.c that is tiled) and as already mentioned the office. Upstairs, there are three bedrooms and a family bathroom. Outside, the rear garden is really well maintained and to the front of the property there is parking for at least four cars as well as a garage with both power and lighting and all this within walking distance of the popular Market Square.

This lovely home is ready to just move in, unpack and put your feet up, without the worry of having to decorate or modernise at all.

Potton is a market town that offers many amenities a few of which are- Doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Entrance

Entrance Hall





W.c

Kitchen

8'5 x 8'5 (2.57m x 2.57m)

Lounge/Dining Room

15'5 x 15'9 (4.70m x 4.80m)

First Floor

Landing

Bedroom One

11'1 x 8'9 (3.38m x 2.67m)

Bedroom Two

12'2 x 7'8 (3.71m x 2.34m)

Bedroom Three

7'3 x 6'2 (2.21m x 1.88m)

Bathroom

8'7 x 5'2 (2.62m x 1.57m)

Office

12'4 x 9'3 (3.76m x 2.82m)

Outside

Front Garden

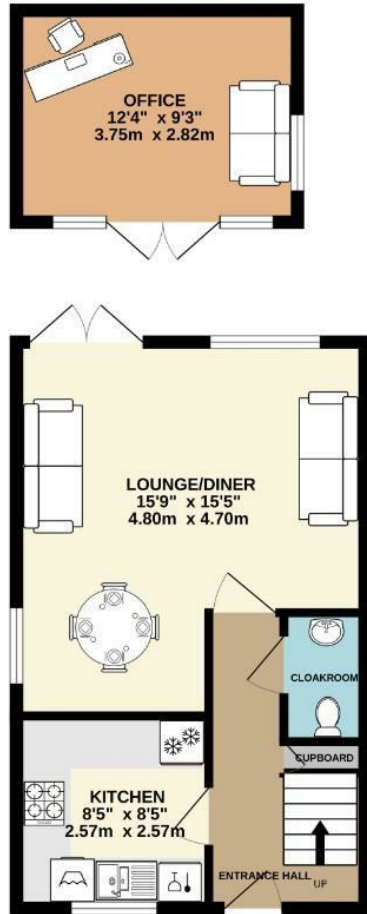
Rear Garden

Garage

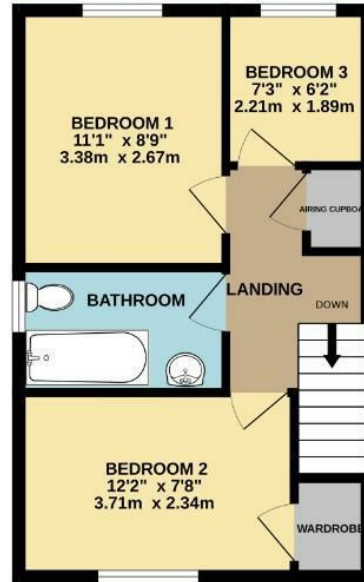
19'4 x 8'7 (5.89m x 2.62m)



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

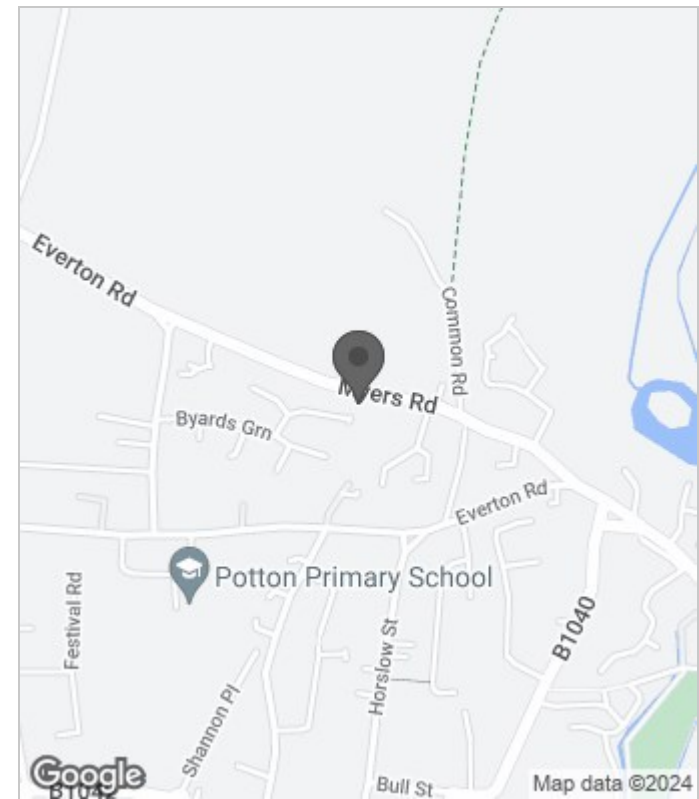



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.