



Bull Street, Potton, SG19 2NR  
Offers over £325,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to offer for sale this beautifully presented two bedroom cottage situated just off of the Market Square in Potton.

The house has a wealth of Character with original tiled flooring, exposed floorboards, feature fireplaces and a great size refitted kitchen/Breakfast room. To the ground floor there is a separate lounge to the front complete with open fireplace. To the rear is a great sized kitchen/breakfast room with fitted appliances. To the rear is a useful rear lobby area that works a utility area and in turn leads to a downstairs toilet. Upstairs there is a good double room to the front and a further double to the rear. An upstairs bathroom completes the first floor.

Now a real bonus being so close to the Town, is the off road parking which is a real premium.

Outside there is a very private West facing rear garden with gated access that provides parking.

The Town boasts many amenities including a number of restaurants, Pubs, Shops, Doctors surgery, Vets and school and is situated only a 10 minute drive to both Sandy and Biggleswade mainline stations with direct access into London, St Pancras.

These cottages are rarely available and needs to be viewed.

## Entrance

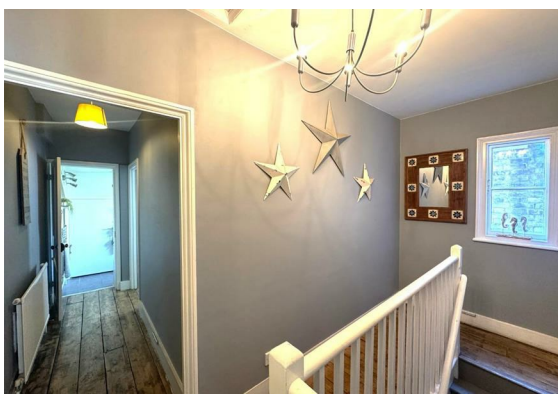
## Entrance Hall

## Lounge

12' x 9' (3.66m x 2.74m)

## Kitchen/Breakfast Room

21'1 x 12' (6.43m x 3.66m)







Rear Lobby

W.C

First Floor

Landing

Bedroom One

12' x 11'10 (3.66m x 3.61m)

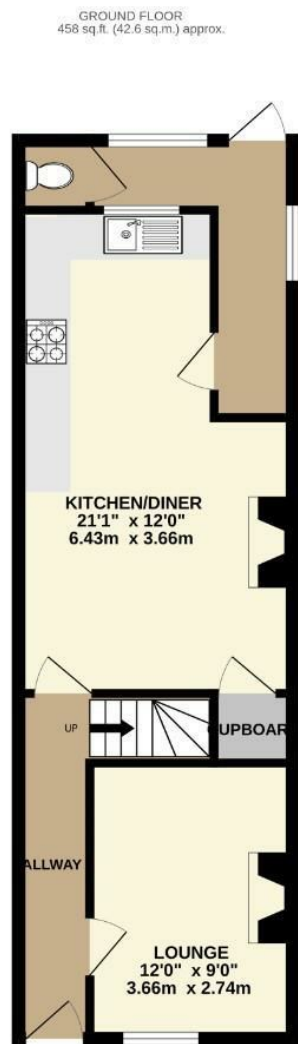
Bedroom Two

9'7 x 8'8 (2.92m x 2.64m)

Bathroom

Outside

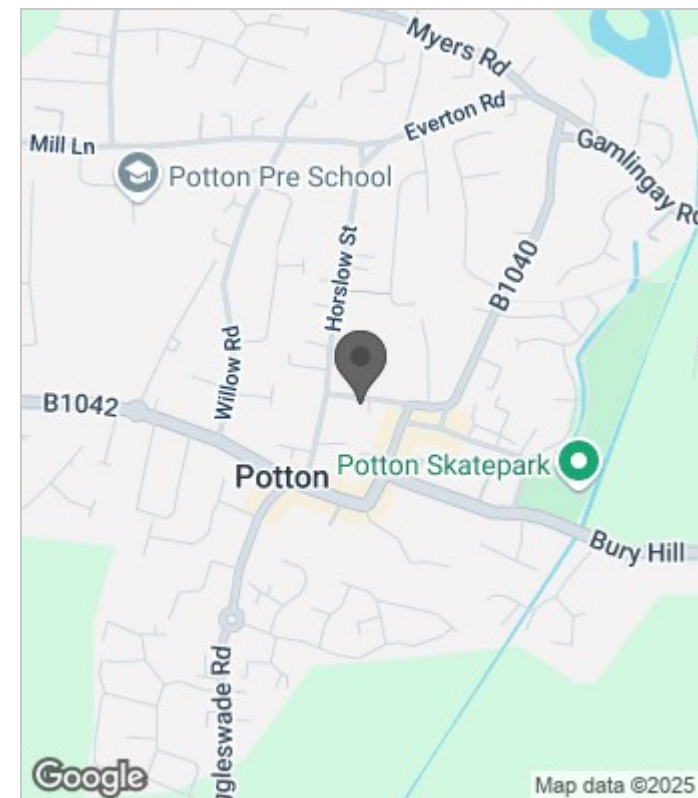




TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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 misstatement. 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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