



Sun Street, Potton, SG19 2LR
£150,000

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29b Queensbury Lodge Sun Street, Pottton, SG19 2LR

£150,000



Entrance

Via double glazed door leading to entrance hall.

Entrance Hall

Tiled flooring. Radiator. Built in airing cupboard housing hot water cylinder. Door to lounge.

Lounge

14'6 x 10'9 (4.42m x 3.28m)

Double glazed door to rear aspect and leading to courtyard garden. Double glazed window to rear aspect. Two radiators. Wood effect flooring. Opening to kitchen.

Kitchen

7'4 x 6'11 (2.24m x 2.11m)

Double glazed window to side aspect. Fitted base and eye level units with white worktops over. Cooker with four ring gas hob and oven and grill under with extractor hood over. Wood effect flooring. Stainless steel sink drainer with mixer taps. Plumbing for washing machine. Space for fridge. Wall mounted gas Baxi boiler.

Bathroom

Double glazed window to side aspect. Panelled bath with electric shower over. W.c. Washbasin. Extractor fan. Tiled flooring.

Bedroom

10'9 x 10'7 (3.28m x 3.23m)

Two double glazed windows to front aspect. Radiator. Fitted triple mirror fronted wardrobe.

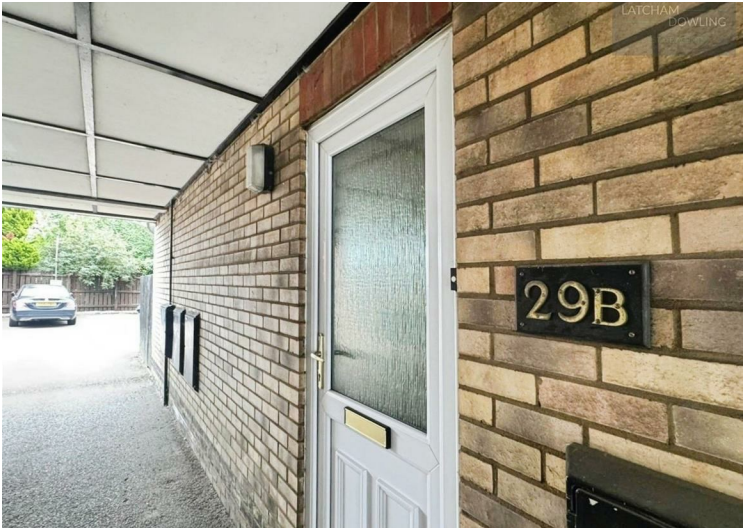
Outside

Courtyard rear garden

Enclosed garden with brick built storage shed and gated access to car parking area.

Parking

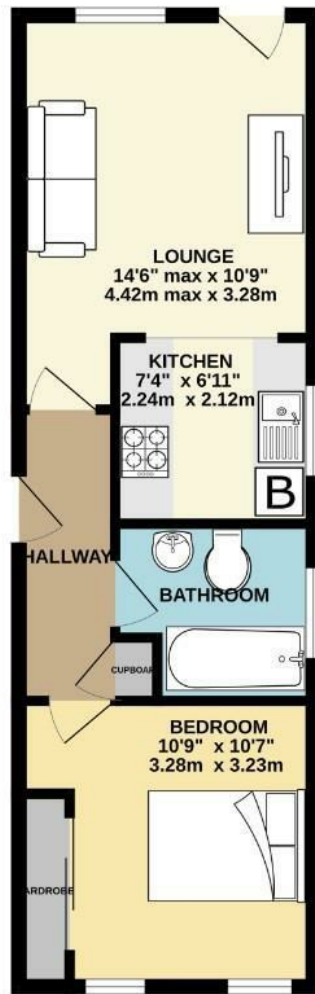
Allocated parking space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 401 sq.ft. (37.2 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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