



JOSHUA JAMES

ESTATE AGENTS

Tear Crescent, Potton, Bedfordshire, SG19 2FB

£300,000

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- Modern End Terrace Family Home
- Two Bedrooms
- Low Maintenance Enclosed Rear Garden
- Walking Distance to all Local Amenities & Schools
- Cloakroom & Family Bathroom
- Fitted Kitchen with Built in Appliances
- Master Bedroom with En-Suite Shower Room
- Two Allocated Parking Spaces
- Sitting Room with French Doors to the Garden
- No Forward Chain



This five-year-old end terrace property is conveniently located within a short stroll from all local conveniences. Boasting a fitted kitchen with built in appliances, sitting room with French doors to the garden & two bedrooms, with master en-suite. Externally there is a low maintenance rear garden with raised decked area & allocated parking for two vehicles.

The property is located on the popular 'Tall Trees, development built by Messrs 'Kier Homes' in 2019, the children's play area, community orchard & 'Peagunt Woods' being just a short distance away.

Situated in the bustling market town of Potton, this home provides the perfect blend of rural charm, contemporary amenities & scenic countryside walks with an array of unique shops, pubs and eateries.





TOTAL FLOOR AREA: 654 sq.ft. (60.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements, dimensions, fixtures and fittings shown are approximate and do not constitute a contract. The floorplan is for illustrative purposes only and should be used as such for any prospective purchaser. The actual layout and specifications shown may vary without notice and no guarantee as to their suitability or efficiency can be given. Plans will measure 100%



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	