



JOSHUA JAMES
ESTATE AGENTS
FOR SALE
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Hutchinson Rise, Potton, Sandy, Bedfordshire, SG19 2DZ

£320,000

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- Popular Residential Location
- Walking Distance to Local Shops & School
- Spacious Lounge / Dining Room
- Fitted Kitchen / Breakfast Room
- Three Bedrooms (formerly two double bedrooms)
- Family Bathroom & Downstairs Cloakroom
- Low Maintenance Enclosed Rear Garden
- Driveway Parking for Two Vehicles
- Well Presented Throughout
- Balance of NHBC Guarantee



Tastefully presented three bedroom (formerly two double bedroom) end of terrace property, located on the popular 'Tall Trees development' on the edge of Potton Market Town. Benefiting from a spacious lounge / dining room with feature media wall and French doors opening on to the rear garden, fitted kitchen / breakfast room & downstairs cloakroom. To the first floor & three bedrooms, with the master bedroom having views across the community sports ground & 'Pegnut' wood beyond. Externally there is a low maintenance enclosed garden with large seating areas, creating an ideal entertaining space. To the front of the property is a double width driveway.





EPPC energy ratings have been made to ensure the accuracy of the Energy Performance Certificate. Measurements of areas, volumes, mass and any other factors are approximate and no responsibility is taken for any errors, omissions or misstatements. The data for the Energy Performance Certificate are based on data supplied by the prospective purchaser. The accuracy, completeness and reliability of the information cannot be guaranteed. Measurements are taken in accordance with the Energy Performance Certificate Regulations 2007.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	