



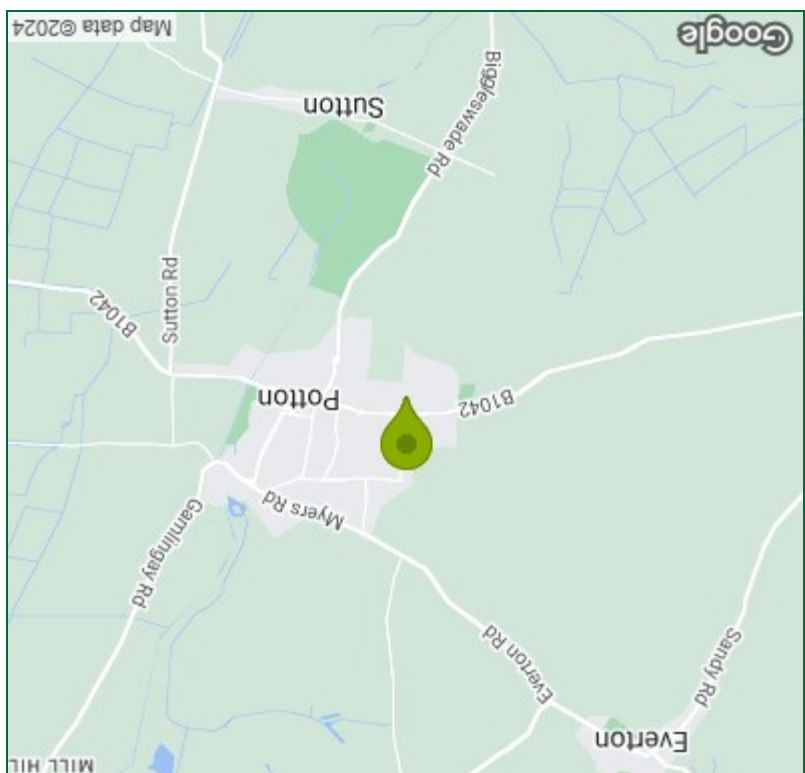
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### Viewing

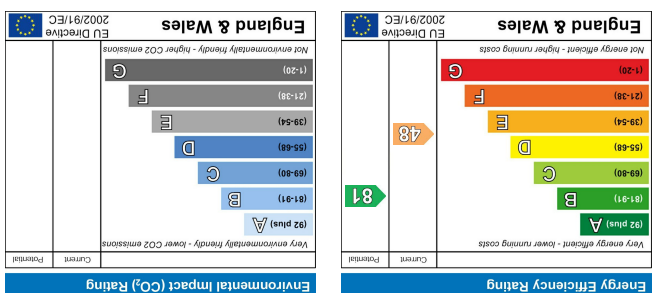
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Sutton Mill Road,  
Potton 1 Beds  
£290,000



Lounge  
14'1" x 11'5"

Window to front, entrance door, radiator, stairs leading to first floor, storage cupboard, open fireplace with wooden surround.

Dining Room

14'1" x 10'8"

Window to side, radiator, open fire with brick surround.

Kitchen/breakfast Room

16'0" x 9'10"

Window to front, door to garden, range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, freestanding range cooker with stainless steel extractor hood over, integrated fridge/freezer, plumbing for washing machine, tiled splash back.

Bathroom

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, low level w.c, pedestal wash hand basin, radiator, fitted storage cupboard, window to rear.

Landing

Access to all first floor rooms.

Bedroom One

11'6" x 11'3"

Window to front, radiator, fitted cupboard.

Bedroom Two

10'8" x 7'1"

Window to rear, radiator, built in cupboard housing hot water tank.



Bedroom Three

8'7" x 7'6"

Window to rear, radiator.

Front Garden

Gravelled area providing off road parking.

Rear Garden

Low maintenance, fully enclosed garden laid to paving, gated access to front.

Agents Note

Freehold

Council Tax band B.

