

Sandy Road, Potton, SG19 2QA

welcome to

Sandy Road, Potton

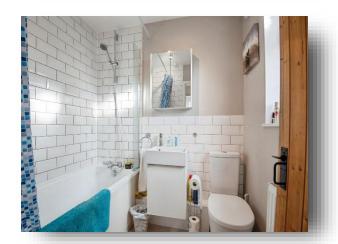
An extremely well-presented 2 bedroom end of terrace cottage with the benefit of large garden to rear with detached brick built barn/home office, generous off-road parking, and offered with no upward chain. Viewing is highly recommended.













Door To Entrance Hall

Radiator. Double glazed window to front. Stairs off to first floor landing. Floor tiling. Doors to:

Ground Floor Bathroom

Suite comprising bath with shower over, wash hand basin with storage below, low flush WC, radiator, part tiled walls, double glazed window to side.

Kitchen/Diner

13' 3" max x 11' 1" max (4.04m max x 3.38m max) Lovely fitted kitchen/diner comprising built in oven and hob, range of base and wall units, butler sink with mixer taps and work surface surrounds, space for dishwasher, built in understair cupboards, radiator, double glazed window to side, arch way to lounge.

Lounge

11' 3" max x 10' 4" max (3.43m max x 3.15m max) Feature fireplace. Radiator. Double glazed window to rear and side.

First Floor Landing

Hatch to loft. Radiator. Double glazed window to front.

Bedroom One

10' 11" max x 10' 5" max (3.33m max x 3.17m max) Feature fireplace. Radiator. Double glazed window to front and side.

Bedroom Two

9' 1" x 7' 2" (2.77m x 2.18m) Radiator. Double glazed window to side.

Outside Rear Garden

To the rear there is a lovely landscaped rear garden with gravel area leading to lawned area with flower beds to borders which leads to decking area at the bottom of the garden. The garden is fence enclosed and has access to detached barn/office.

Detached Barn/Office

10' x 8' (3.05m x 2.44m)

Parking

There is a gravel driveway to the side of the property providing off-road parking.





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- Extremely well-presented end-of-terrace cottage.
- No upward chain.
- 2 bedrooms.
- Lovely fitted kitchen/diner and separate lounge.
- Ground floor bathroom.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£290,000







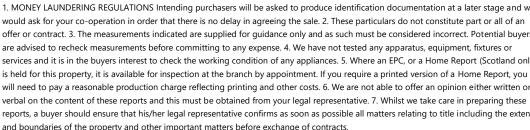
Oak Cres Coools Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: RYN110476 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.









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