

TOTAL FLOOR AREA: 98.7 sq.m. (1063 sq.ft.) approx.
Values are given for the whole area and do not include the area of the Reception, entrance hall, measurements of doors, windows, chimneys and any other items and are not intended to be used for any other purpose, including the calculation of rates. The area is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the day.
 Made with SketchUp 2015.1



Plot 4 Goodship Lane

Everton Road

SG19 2PD

Asking Price Of £374,995

- Semi Detached Town House
- Reception Hallway
- Cloakroom
- Kitchen
- Lounge / Dining room
- Three Bedrooms
- Master E n-Suite Shower Room
- Family Bathroom



Currently under construction, Kennedy & Co are delighted to bring to the market a selection of 2,3 & 4 bedroom family homes, built by Messrs Blakeney Homes. The small development is located on the outskirts of the Market Town of Potton, within walking distance of the historic Market Square which offers a range of local amenities to include cafes, restaurants, public houses & shops. You can walk through the rear of the development and directly access the children's play area.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve be approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also

offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

PROPERTY SPECIFICATION

KITCHENS

Contemporary units in Kitchens and Utility Rooms with soft-close doors and gloss grey drawers. White mirror chip worktops in Kitchen and Utility Rooms. Integrated appliances including fan oven, extractor hood, ceramic hob, dishwasher, fridge, freezer and washing machine.

BATHROOMS & ENSUITES

Cliveden grey tiled walls with TLL vinyl Flooring. Tiled bath boxing's. Recessed chrome downlighters

and shaver point. Ideal cisterns and pans, and Mira showers.

HEATING & INSULATION

A-rated mains gas boiler. TVR valves to all radiators except rooms which contain thermostats. Ladder-style chrome towel radiators to Bathrooms. Combi boilers or High-pressure hot water system supplying a pressurised hot water storage tank with back-up immersion heater (House size dependant).

FINISHES

Ample space for wardrobes in all bedrooms. Satin chrome sockets and light switches throughout. Painted MDF skirting boards and architraves throughout. Ceilings to be painted in white emulsion

and all internal walls in white mist. Standard BT points in Lounge. Power sockets and lighting in Garage (if applicable).

FLOORING

CFS eternity wood to all kitchen area/family room, study, hallway and ground floor W/C. Lounge, all bedrooms, staircases and landings carpeted in Cormar Apollo. Bathrooms and En-Suites in TLL Vinyl.

DOORS & WINDOWS

White smooth moulded door with dual-toned chrome lever. PVCu windows with obscured glazing to Bathrooms, Ensuites and W/C.

SECURITY

Smoke and heat detection system in appropriate

areas, with carbon monoxide detectors installed. Security locks where required on windows and external doors.

EXTERNAL

Gardens turfed and landscaped. Marshalls urbex buff slabs. External lighting at front and rear. Close boarded timber fencing to all boundaries.

GENERAL

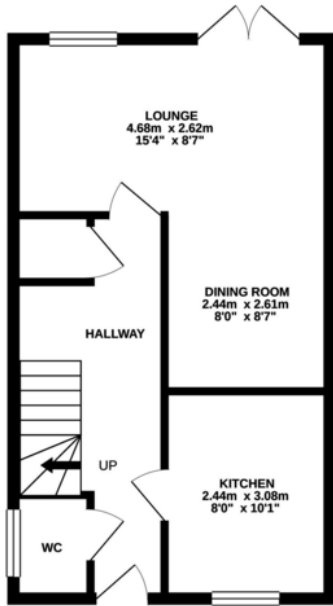
10 year Build-Zone Building Warranty issued on final building inspection

AGENTS NOTE

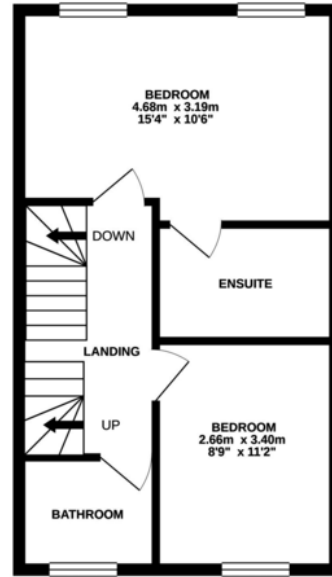
Anticipated completion date November 2021.

A reservation fee of £2,000 is required to secure a plot. The reservation fee will subsequently be deducted from the agreed sale price upon completion. Up to 50% of the reservation fee will be retained by the developer to cover admin and legal costs incurred, should the purchaser withdraw from the transaction for any reason.

GROUND FLOOR
38.9 sq.m. (419 sq.ft.) approx.



1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



2ND FLOOR
20.9 sq.m. (225 sq.ft.) approx.



COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements