



**Kennedy**  
&co.

**Horslow Street**

Potton

SG19 2NS

**Asking Price Of £274,000**

A BEAUTIFUL TOWN CENTRE  
COTTAGE.

MOTIVATED VENDOR WITH NO  
UPPER CHAIN.

JUST REDUCED FOR A QUICK  
SALE.

1 KING & 1 DOUBLE BEDROOM  
FOUR PIECE BATHROOM SUITE

SOUTH FACING REAR GARDEN  
POSSIBILITY OF PARKING SPACE

LOFT ROOM FOR POSSIBLE  
CONVERSION (SSTP)





A beautiful end of terrace, two bedroom cottage situated within easy walking distance to the town centre of Potton. This improved and modernised home offers two reception rooms, 'Shaker' style kitchen with fully fitted appliances, 1 king and 1 double bedroom, a four piece bathroom suite, **gas central heating** and a lovely south facing garden with the possibility of adding a parking space if required.

Potton is a picturesque, bustling market town offering an array of amenities including eateries, public houses, schooling, clubs and shops for all your requirements. Within this delightful community, there are great countryside walks, golf club and The RSPB located just two miles away.

## PARTICULARS

Georgian timber door to:

### LOUNGE

11' 2" x 10' 5" (3.4m x 3.18m) Window to the front. Radiator. Amtico flooring. Cast iron fireplace with timber mantel and surround.

### DINING ROOM

11' 8" x 11' 7" (3.56m x 3.53m) Wood burner within a brick fireplace and timber mantel. Window to the rear and window to the side. Radiator. Amtico flooring. Meter cupboard. Stairs rising to the first floor. Under stairs cupboard.

### KITCHEN

6' 9" x 8' 1" (2.06m x 2.46m) Base and wall mounted units in 'Shaker' style with timber effect work tops.

Sink, drainer and mixer tap with splash guarding. Electric oven and gas hob with extractor over. Fitted fridge and freezer. Plumbing for washing machine. Tiled flooring. Window to the rear. Timber door to the garden.

### SMALL LANDING

Smoke detector.

### BEDROOM ONE

11' 11" x 11' 12" (3.63m x 3.66m) Window to the rear. Radiator.

### BATHROOM

Four piece suite comprising: large rain and hand held shower within a fully tiled cubicle, bath with hand held shower over. W.C, wash hand basin. Heated towel rail.

Extractor. Window to the rear.

## **BEDROOM TWO**

11' 2" x 10' 8" (3.4m x 3.25m) Window to the front.

Radiator. Door to a flight of stairs leading to:

## **LOFT ROOM**

19' 4" x 11' 2" (5.89m x 3.4m) Ideal for storage or possible development (subject to planning permission).

Window to the rear.

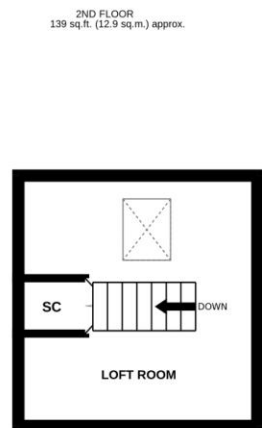
## **EXTERNALLY**

Brick outhouse housing the fully serviced gas boiler.

Walled and fenced, south facing rear garden mainly laid to lawn with patio area. Gated side access.

THERE IS THE POSSIBILITY TO REMOVE THE SECOND FENCE PANEL TO PROVIDE OFF ROAD PARKING.





TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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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## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## OFFICE

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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.