



Kennedy
&co.

King Street

Potton

SG19 2QZ

Asking Price Of £255,000

Spacious end of terrace

Two good sized bedrooms

Large lounge/dining room

Central heating

Larger than average rear garden

Close to the town centre



A very well presented end of terrace cottage located within walking distance to the Market Square and all the amenities within. This lovely two bedroomed home provides a larger than average garden, two good sized bedrooms and radiator central heating. A viewing is highly recommended through Kennedy & Co..

Potton is a beautiful town with many amenities including clubs for all ages, restaurants, public houses, shops, schooling and within easy reach of the larger towns of Sandy and Biggleswade that have excellent links to the A1(M) and mainline rail networks.

PARTICULARS

Side pathway with gated access to the rear garden. Timber and glazed panel door. Through to:

HALLWAY

Timber doors to downstairs bathroom and:

KITCHEN

9' x 5' 1" (2.74m x 1.55m) Base and wall mounted units with rolled edged work top surfaces and splash guarding. Space for fridge, dishwasher, washing machine and oven. Extractor hood. Mirror tiling. Spot lighting, Radiator. Stainless steel sink and drainer. Double glazed window to the rear.

BATHROOM

Panelled bath with shower fitment over. Low level W.C. Wash hand basin. Heated towel rail. Frosted double glazed window to the rear. Storage cupboard.

LOUNGE/DINING ROOM

22' 5" x 11' 7" (6.83m x 3.53m) Open cast Iron fireplace with a timber surround. Mater cupboard to the side. Radiator. Double glazed window to the front. Stairs rising to the first floor. Under stair storage cupboard. Laminate flooring. Coving to the ceiling. Spot lighting. Good sized space for table and chairs. Timber and glazed panel front door.

BEDROOM ONE

11' 7" x 10' 1" (3.53m x 3.07m) Double glazed window to the front. Radiator. Coving.

BEDROOM TWO

12' 6" x 8' 5" (3.81m x 2.57m) Double glazed window to the rear. Radiator. Airing cupboard housing the gas boiler. Over stairs storage.

EXTERNALLY

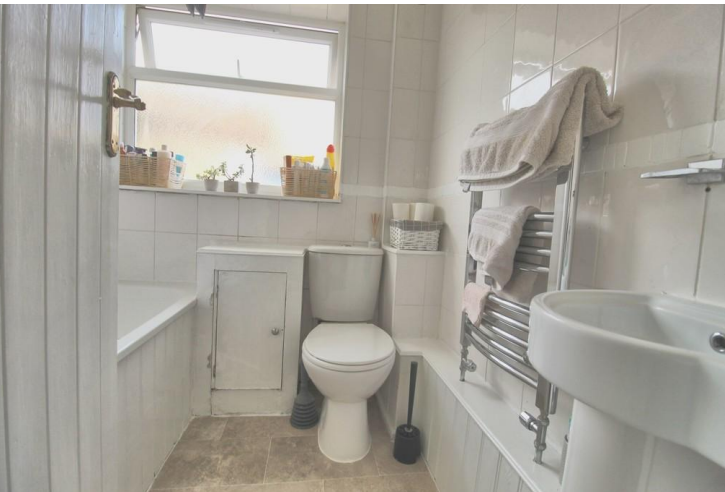
The property is situated getting the afternoon sun into this good sized rear garden both walled and fenced.

Mainly laid to lawn with patio area.

Two timber sheds with power and lighting.

AGENTS NOTE

There is gated pedestrian access over the garden for neighbour access on the right hand side for wheelie bins.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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.