



Kennedy
&co.

Ingle Crescent

Potton

SG19 2FY

Asking Price Of £186,000

60% Shared ownership

Ideal first time purchase

Fitted kitchen with
appliances

Lounge with patio door to
the garden

Two double bedrooms

Family bathroom

Enclosed rear garden

Parking for two vehicles



60% shared ownership property located in the lovely market town of Potton. An ideal first time purchase with fitted kitchen and integrated appliances, lounge with patio door to the garden, two double bedrooms, family bathroom, good size enclosed rear garden and parking to the front for two vehicles.

The thriving town of Potton nestles in the countryside between Biggleswade and Sandy that provides mainline rail networks and the A1M. Potton is well positioned for those looking for country life with modern amenities including a range of shops, public houses, restaurants and countryside walks all within a few minutes walk of the property.

PARTICULARS

Double glazed door with glazed panels to:

HALLWAY

Stairs rising to the first floor. Under stairs cupboard. Radiator. Storage cupboard.

CLOAKROOM

Fitted two piece suite comprising, low level W.C. Pedestal wash hand basin. Extractor. Radiator. Tiled to the flooring and splash areas.

LOUNGE

14' 9" x 11' 5" (4.5m x 3.48m) Double glazed patio door to the garden. Two radiators. Double glazed window to the rear.

KITCHEN

Double glazed window to the front. Fitted range of eye level and base units with work top surfaces. Stainless steel sink, drainer and mixer tap. Built in oven, hob and extractor. Integral dishwasher, fridge and washing machine. Cupboard housing the gas fired boiler. Extractor. Recessed lighting.

LANDING

Double glazed window to the side. Access to the loft space.

BEDROOM ONE

14' 7" x 10' 2" (4.44m x 3.1m) Double glazed window to the front. Radiator. Over stairs storage cupboard.

BEDROOM TWO

14' 7" x 8' 2" (4.44m x 2.49m) Double glazed window to the rear. Radiator.

BATHROOM

Three piece suit comprising: pedestal wash hand basin with unit under, bath with shower attachment. Radiator, low flush W.C. Tiled to the bath area. Tiled flooring. Extractor.

REAR GARDEN

Large and enclosed with timber fencing, large patio area, Lawn area, gated access to the side.

FRONT GARDEN

Parking for two vehicles. Additional visitors space opposite.

AGENTS NOTE/KEY INFORMATION

The share price is calculated using the full RICS market value and the percentage share purchased. In addition to your 60% purchase , you will be paying rent on the remaining 40% Plus Service charge, management fee and buildings insurance. We have also been informed that you may be able purchase the remaining 40%. Please ask for more details.

A shared ownership property purchase must meet the strict criteria:

You must have a combined household income of less than £80,000.

Applicants must not own a property elsewhere or the property must be sold at the time of completion.

Applicants must meet the affordability criteria as assessed by Hightown.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE
10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729
E: potton@kennedyestateagents.uk

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