



Kennedy
&co.

Royston Street

Potton

SG19 2LP

Asking Price Of £480,000

- Original features
- Character home
- Double fronted
- Three reception rooms
- Three bedrooms
- Cellar
- Beautiful garden
- Parking



A unique opportunity to purchase this beautiful double fronted Victorian home. This property retains original features throughout from fireplaces - sash windows. The property has been decorated to a high standard inside and out and boasts cast iron radiators, fireplaces and Victorian tiled flooring to the hallway, original refurbished sash windows, three reception rooms, kitchen, cellar, three good sized bedrooms, four piece bathroom suite, beautiful garden and parking. A viewing is highly recommended.

Potton is a quaint Georgian market town in Bedfordshire offering a mix of historical charm and modern amenities including a variety of shops cafes, public houses and restaurants. You will also find a pharmacy, dentist, doctors and schooling. Potton is situated close to the A1(M) and the M11 making

access into larger cities and towns easy. It is also 3 miles from Sandy and Biggleswade train stations giving easy access to the mainline rail network. There are also some lovely walks around Potton, you can explore the countryside with routes along footpaths. A popular choice is the John O'Gaunt Golf club.

PARTICULARS

Original front timber door with frosted panel to:

HALLWAY

Original Victorian tiled flooring. Radiator with cover. Coving. Through to:

INNER HALLWAY

Pine flooring. Stairs rising to the first floor. Under stairs cupboard. Half glazed original door to the garden Door to the cellar. Coving. Timber door to breakfast room and door to:

CELLAR

10' 0" x 15 max' 0" (3.05m x 4.57m) Approx measurements

BREAKFAST ROOM

10' 7" x 10' 3" (3.23m x 3.12m) Original tiled flooring. Cast Iron radiator. Sash window to the rear. Sash window to the side.

KITCHEN

15' 4" x 9' 5" (4.67m x 2.87m) Timber fronted base and wall mounted units with Oak work tops. Enamelled sink and mixer tap. Oven, grill and gas hob with extractor over. Tiled flooring. Plumbing for washing machine. Sash window to the side. Wall mounted gas boiler. Half glazed door to the garden. Built in dishwasher. Spot lights. Space for fridge/freezer. Half glazed door to:

STORAGE AREA

Sash window to the side. Door to:

CLOAKROOM

Low level W.C. Wall mounted wash hand basin. Sash window to the rear. Flooring to match.

LOUNGE

15' into bay" x 10' 6" Original pine floor. Wood burning stove with tiled hearth. Picture rail. 3 x cast iron radiators under bay. Large sash bay windows to the front.

DINING ROOM

15' x 11' 3" (4.57m x 3.43m) Large sash bay windows to the front with 3 cast iron radiators. Parquet flooring. Wall panelling. Sash window to the rear. Open fire in a timber surround. Wall lighting. Cast iron radiator. Coving.

HALF LANDING

Sash window to the rear with stained glass inlays. Pine flooring. Door to:

BEDROOM TWO

10' 8" x 10' 9" (3.25m x 3.28m) Pine flooring. Sash window to the rear. Cast iron radiator. Airing cupboard housing the hot water cylinder tank.

FULL LANDING

Radiator. Pine flooring. Cast iron radiator. Access to loft space

BEDROOM ONE

15' 4" x 10' 7" (4.67m x 3.23m) Large sash bay windows to the front with 3 cast iron radiators under. Pine flooring. Cast iron fireplace.

BEDROOM THREE

14' 9" x 9' 8" (4.5m x 2.95m) Two sash windows to the front. Cast iron fireplace. Pine flooring. Two cast iron radiators.

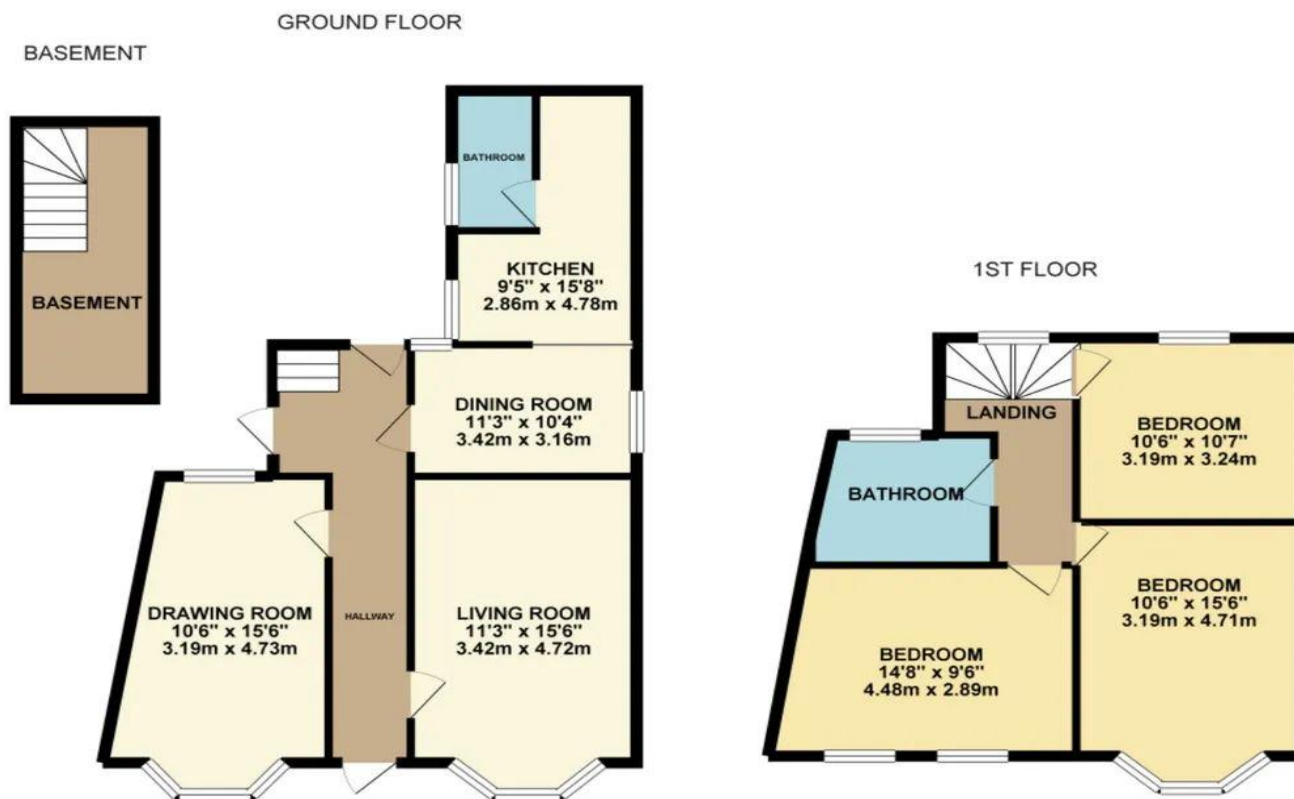
BATHROOM

Bath with hand held shower. Large walk in shower with rain and hand held shower fittings. Vanity unit housing the wash hand basin. Low level W.C. Tiled flooring. Heated towel rail. Sash window to the rear. Extractor. Storage cupboard. Electric mirror.

EXTERNALLY

Lovely walled garden laid to lawn with mature trees and shrubbery. Large patio area for entertaining space. Outside lighting and tap. Gated rear access to the off road parking area and bin store.





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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC

D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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.