



Kennedy
&co.

13 Alexander Road

Wrestlingworth

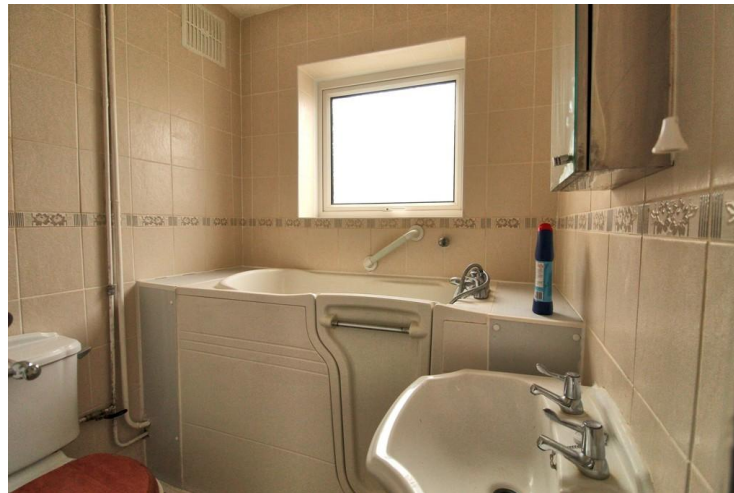
SG19 2EL

Asking Price Of £279,995

Two-bedroom semi
Good sized gardens
Downstairs bathroom
Works required

Possible scope for
extension

Possible scope for off road
parking



A fantastic opportunity to purchase this two bedroom semi detached home offered with no upper chain. This home has been owned since new by the same family and has never been for sale before. This home comes with larger than average gardens with the possibility of extending to the rear and provide off road parking to the front.

Wrestlingworth is a small village on the outskirts of Pottton and sits within easy access into Cambridge. The village has lower schooling, a church, hairdressers, a fantastic country pub, several social clubs and events, a small roadside shop, recreation park and beautiful countryside.

PARTICULARS

Double glazed entrance door to the side into:

HALLWAY

Stairs rising to the first floor. Door to:

LOUNGE

12' 9" x 9' 9" (3.89m x 2.97m) Open fire with brick surround and tiled hearth, cupboard to the side. Double glazed window to the front. Two storage heaters. Under stairs cupboard.

KITCHEN

8' 6" x 9' 8" (2.59m x 2.95m) Base and wall mounted units. Plumbing for washing machine. Storage heater. Stainless steel sink and drainer. Double glazed window and door to the rear garden. Walk in pantry cupboard with window to the rear.

BATHROOM

Fully tiled. Walk in bath with hand held shower attachment, Pedestal wash hand basin, W.C. Obscure window to the rear. Heater.

LANDING

Double glazed window to the front. Storage heater. Access to the loft space.

BEDROOM ONE

15' 2" x 8' 2" (4.62m x 2.49m) Two double glazed windows to the rear. Cast iron fire place. Storage cupboard. Airing cupboard with hot and cold-water tanks.

BEDROOM TWO

10' 2" x 8' 10" (3.1m x 2.69m) Fitted bedroom furniture. Double glazed window to the front. Storage heater.

EXTERNALLY

Rear Garden: A covered passageway to a lean to upvc conservatory. Mature shrubbery. A brick outhouse and upvc summer house.

To the front: Fenced, with shrubbery and monobloc area.

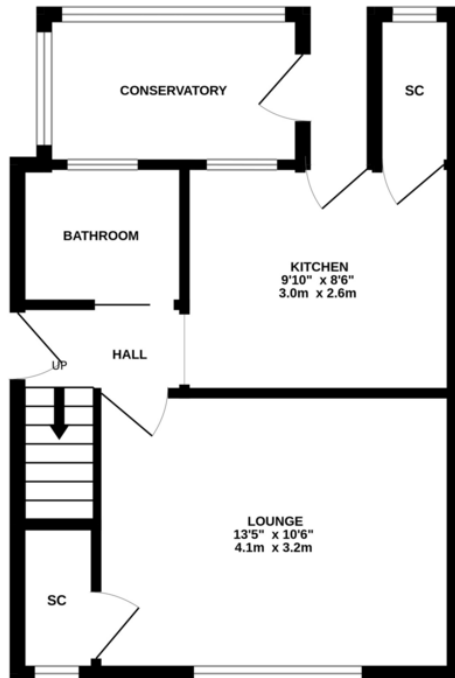
AGENTS NOTE

There is a possibility of extending to the rear and off road parking to the front.

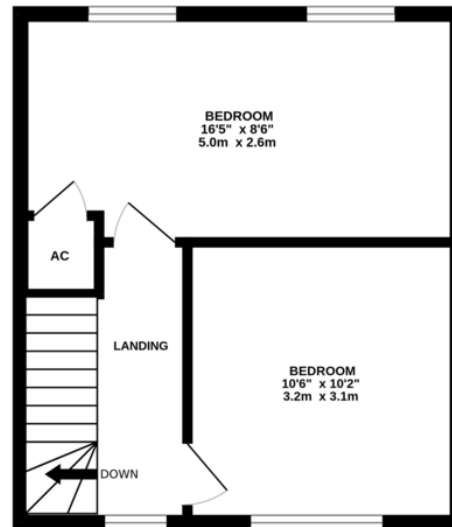
Any prospective purchasers would need to make there own investigations with the appropriate authority.



GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 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.