



**Kennedy**  
&co.

Biggleswade Road

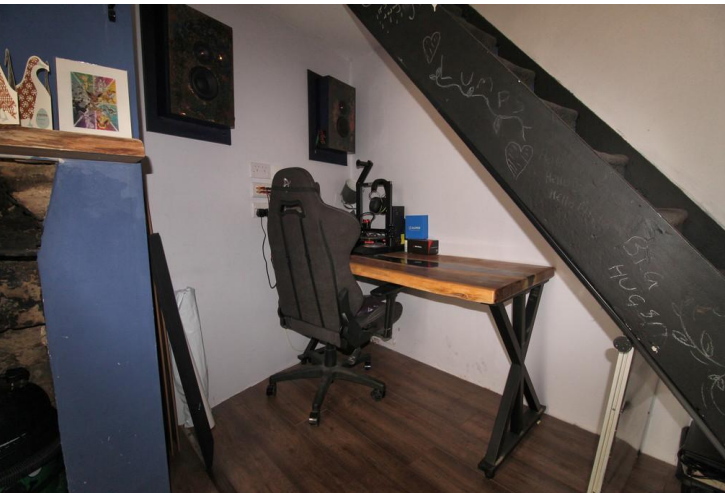
Potton

SG19 2LU

Asking Price Of £220,000

- Two Bedrooms
- Upstairs bathroom
- Re-fitted kitchen
- New double glazing
- Two work shops
- Off set rear garden
- NO FORWARD CHAIN





A great opportunity to purchase this priced to sell two bedroom cottage with its own garden and two workshops to the rear.

Our clients had started renovating the property by adding UPVC double glazed windows, a new fitted kitchen and completely rebuilt a workshop along with attending to the flat roof to the front and rear. NO UPWARD CHAIN

## PARTICULARS

### LARGE UPVC PORCH

Door to the front and window to the side. Door through to:

### LOUNGE

12' 4" x 9' 4" (3.76m x 2.84m) Open fireplace with

shelving on both sides. Double glazed bay window to the front. Large display shelf. Radiator. Through to:

### KITCHEN/BREAKFAST ROOM

19' 2" x 8' 2" (5.84m x 2.49m) Average measurements Recently re-fitted with ample base and wall larder units on both sides of the room with work top surfaces. Built in oven, hob and extractor. Moulded sink and drainer. Open fire with wood burner if required. Plumbing for washing machine. Space for fridge/freezer. Double glazed window and stable door to the rear. Radiator. Stairs rising to the first floor with lights fitted to each tread.

### SMALL LANDING

### BEDROOM ONE

12' 3" x 8' 6" (3.73m x 2.59m) Double glazed windows to the front. Radiator. Original floor boards.

### BEDROOM TWO

8' 7" x 8' 6" (2.62m x 2.59m) Double glazed window to the rear. Door to:

### BATHROOM

Large corner bath. W.C. Pedestal wash hand basin. Radiator. Double glazed frosted window to the rear.



## EXTERNALLY

There is a communal yard leading round to two storage barns/workshop.

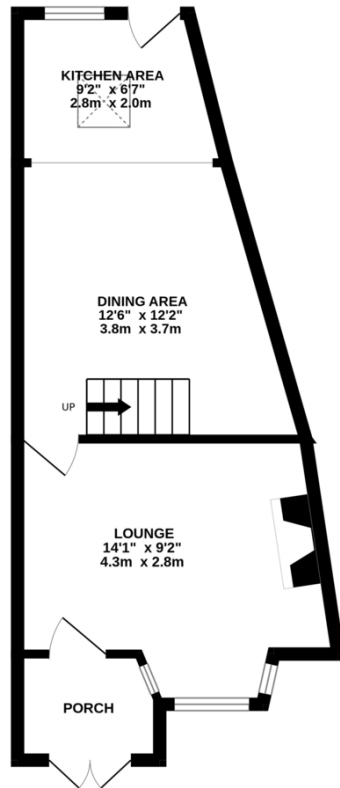
The first one is the old coal store with a new secure front door.

The second one is a very well made workshop that has been completely re-built by the owners with a fully insulated roof, secure and power supplied (this is not to be confused with a normal shed).

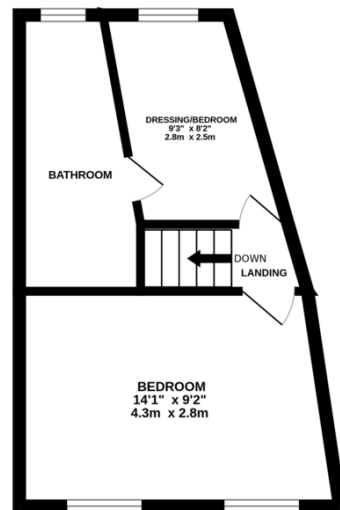
There is an off set rear garden (not next to the workshop).



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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