



Chapel Street, Potton, SG19 2PT  
£275,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this very well presented two bedroomed end of terrace home situated close to Pottton Town centre.

The property has a 14' lounge but in addition has a separate dining area. There is a well fitted kitchen that includes a fitted oven and hob with extractor hood over, a washing machine, microwave and a freestanding Fridge/freezer. There is a rear lobby that gives access to the rear garden and has a real benefit of a W.c just off.

On the first floor there is the main bedroom that is bright and airy as it is dual aspect and has a fitted wardrobe. Bedroom two can be a double. The bathroom is well appointed.

Outside you have a private courtyard style West facing rear garden that has gated access to your private parking space at the rear of the property that is a real bonus being this close to the town centre.

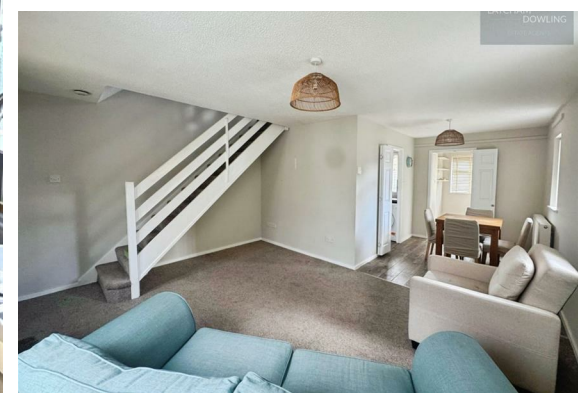
Pottton is a market town with many amenities. It has two schools, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively, both offer mainline train stations to London St Pancras.

This is a great property that is within easy reach of the town centre with the added benefit of your own private parking space, and viewing is highly recommended.

#### Entrance

#### Lounge

14'7 x 11'9 (4.45m x 3.58m)





**Dining Area**  
10'11 x 6'8 (3.33m x 2.03m)

**Kitchen**  
8'10 x 7'3 (2.69m x 2.21m)

**Rear lobby**

**W.c**

**First Floor**

**Landing**

**Bedroom One**  
12'1 x 11'5 (3.68m x 3.48m)

**Bedroom Two**  
11'4 x 8'5 (3.45m x 2.57m)

**Bathroom**

**Outside**

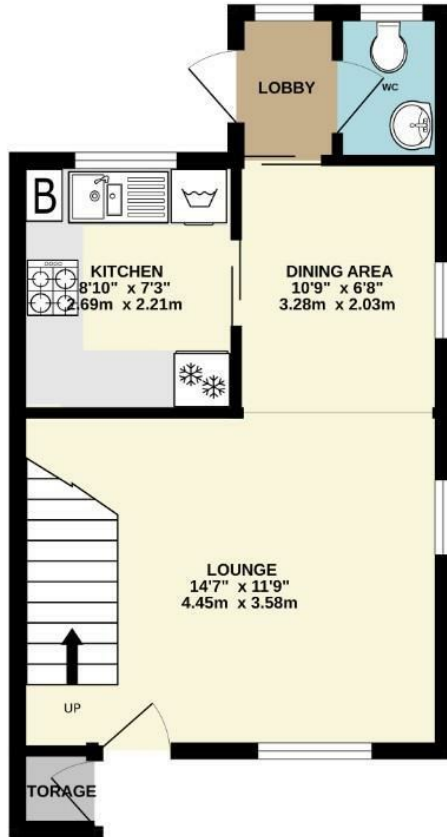
**Front Garden**

**Rear Garden**

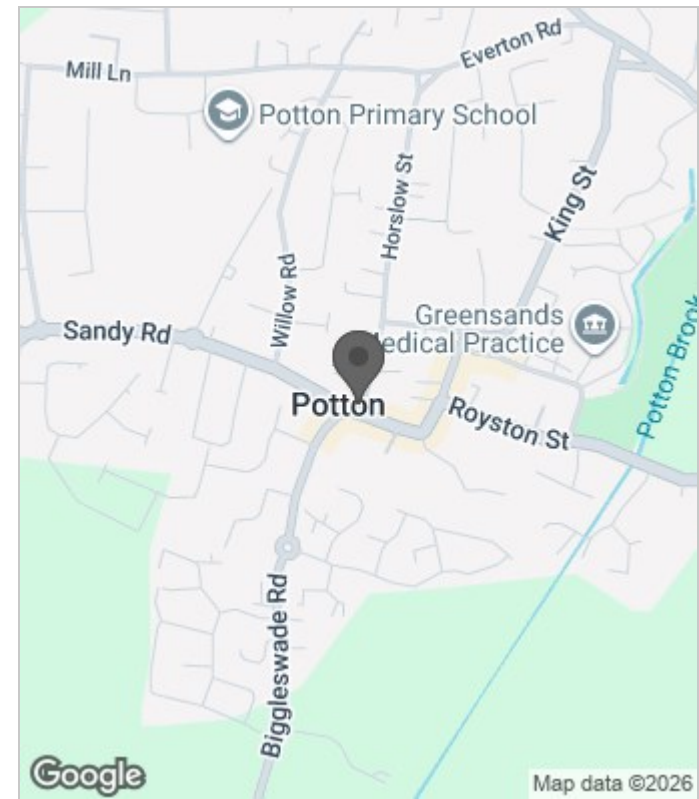
**Parking**



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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