



Royston Street, Potton, SG19 2LP
£310,000

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LATCHAM
DOWLING

ESTATE AGENTS

Nestled on Royston Street in the charming town of Potton, this delightful three-bedroom semi-detached house presents an excellent opportunity for both families and first-time buyers. With a prime location just a stone's throw from Potton town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and school, making it an ideal setting for everyday living.

The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The well-appointed kitchen/breakfast room, measuring an impressive 15'6", offers a wonderful space for family meals and gatherings. Two of the three bedrooms are generously sized doubles, providing ample space for rest and relaxation.

One of the standout features of this home is the south-facing garden, which invites plenty of natural light and offers a lovely outdoor space for gardening, play, or simply enjoying the sunshine. Additionally, the property includes parking for up to five vehicles, along with a garage, ensuring convenience for families with multiple cars or those who enjoy outdoor pursuits and an electric EV charger.

This house is priced to sell and comes with a complete chain, making it ready for you to move in without delay. Whether you are looking to settle down in a friendly community or seeking a sound investment, this property on Royston Street is a fantastic choice. Don't miss the chance to make it your own!

Potton is a market town that offers many amenities a few of which are- Doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Viewing highly recommended.

Entrance

Entrance lobby

Kitchen/breakfast room
15'5" x 10'0" (4.70m x 3.05m)





Lounge
15'6" x 12'9" (4.72m x 3.89m)

First floor

Landing

Bedroom one
10'8" x 9'5" (3.25m x 2.87m)

Bedroom two
10'5" x 8'8" (3.18m x 2.64m)

Bedroom three
7'5" x 6'4" (2.26m x 1.93m)

Bathroom

Outside

Rear garden

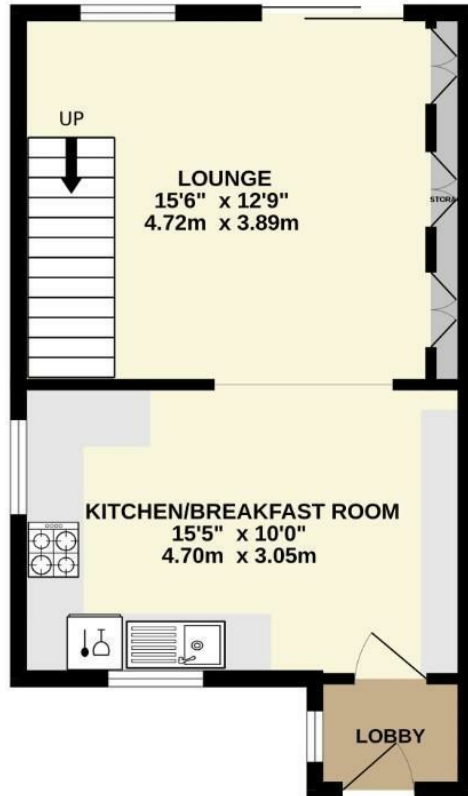
Front garden

Garage

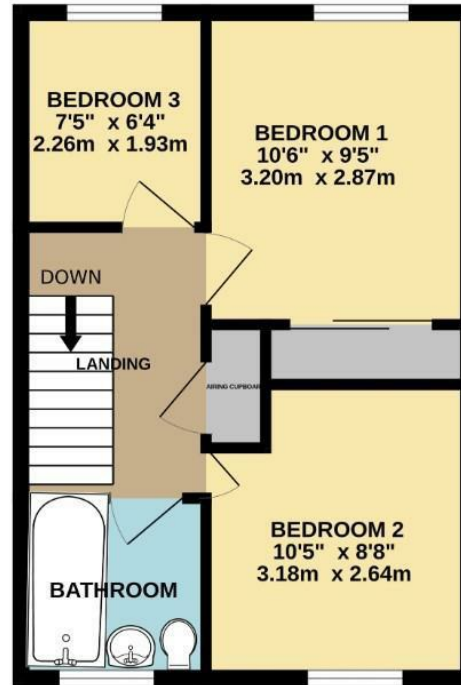
Parking



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

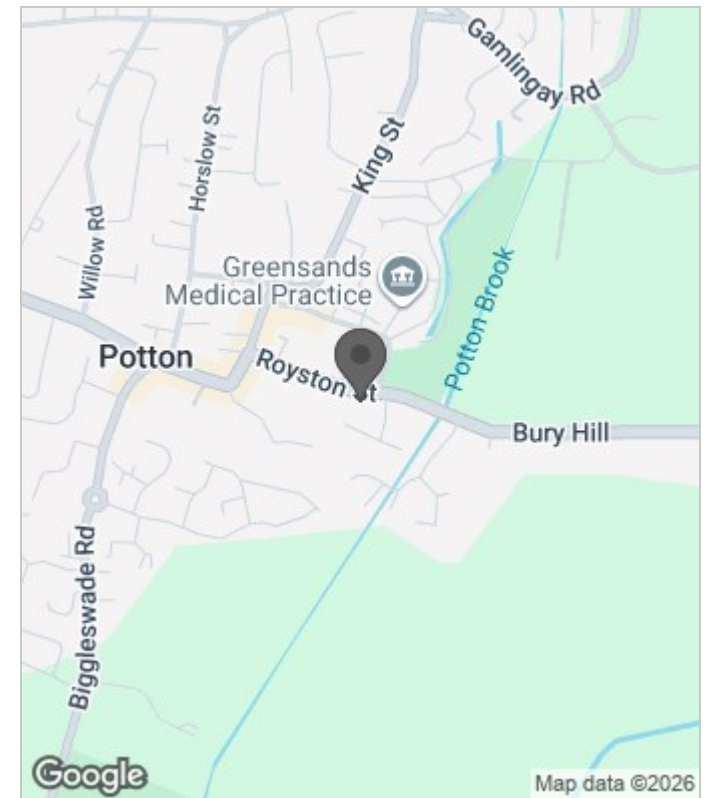


1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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