



Kennedy
&co.

Sutton Mill Road

Potton

SG19 2QB

Asking Price Of £335,000

- Corner plot, end of terrace
- Three double bedrooms
- Family bathroom
- Large re-fitted kitchen
- Large lounge
- Downstairs W.C
- Enclosed rear garden
- Single garage



This lovely three double bedroom semi detached home has been tastefully decorated and kept well maintained throughout by the current owner.

The property has a large re-fitted kitchen, a large lounge overlooking a small green, a hallway large enough to incorporate a study area, a single garage and enclosed rear garden all situated on a corner plot in the quaint town of Potton. A viewing is strongly recommended.

PARTICULARS

Pathway leading to a double glazed door with side panel through to:

HALLWAY

Meter cupboards, heater rail, through to:

LOUNGE

18' 2" x 11' 6" (5.54m x 3.51m) Large double glazed picture window to the front, two radiators, fireplace (sealed off) through to:

KITCHEN/BREAKFAST ROOM

14' 5" x 14' 9" (4.39m x 4.5m) A range of re-fitted base and wall mounted units some with glazed fronts, work top surfaces, stainless steel sink and drainer, integral dishwasher, Space for freestanding oven, space for fridge/freezer, double glazed window to the rear.

INNER HALLWAY

A good sized space with stairs rising to the first floor and under stairs cupboard, radiator, gas fired boiler, double glazed door to the garden.

CLOAKROOM

Double glazed window to the side, Wash hand basin, Low flush W.C. Plumbing for washing machine,

LANDING

Access to the loft space, storage cupboard.

BATHROOM

Three piece suite comprising: Panelled bath with electric power shower over, wash hand basing, W.C. Obscure double glazed window to the rear, radiator.

BEDROOM ONE

11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window to the rear, radiator, fitted cupboard, airing cupboard,

BEDROOM TWO

8' 8" x 11' 7" (2.64m x 3.53m) Double glazed window to the front. Radiator.

BEDROOM THREE

8' 8" x 11' 6" (2.64m x 3.51m) Double glazed window to the front. Radiator.

EXTERNALLY

Good sized rear garden and side comprising of patio area and lawn with shrubbery, vegetable plot and garden shed.

Single garage to the side with power and lighting, up and over door and personal door to the garden.

Front garden: lawn area with bushes and shrubbery overlooking the small green.

Brick built storage shed with power and lighting.





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 | 72 C | 79 C |
| 55-68 | D | | |
| 39-54 | 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