



Kennedy
&co.

Sutton Mill Road

Potton

SG19 2QG

Guide Price £190,000

Detached Victorian Cottage

2 Double Bedrooms

Potential For 2 Storey Rear
Extension

Renovation Project

Non-estate Location

Improvements Required



To be sold by informal tender - closing date: 10th September 2025. All interested parties are advised to read the details provided by the agent. Anyone wishing to submit an offer must complete the offer form which can be found attached. Please ensure that the full address of the property is clearly written on the envelope. Viewings are available by appointment through the agent. However, please be aware that block viewings may be arranged, where other interested parties may also be in attendance.

This detached Victorian cottage presents a wonderful opportunity for renovation or development. The property currently comprises a ground floor with a porch leading into the kitchen, which connects to an inner hall with stairs to the first floor. From the hall, there is access to the lounge, and beyond this, a further hallway leads to the family bathroom.

On the first floor, the property includes two well proportioned double bedrooms.

There is access to the garden on both sides of the property. Externally the property benefits from vehicle right of way leading to a timber garage. The garden area is located between the house and the garage, offering outdoor space with potential for landscaping or future development.

This is a rare chance to acquire a home with excellent potential, set in a desirable location. Ideal for those seeking a project, investment opportunity, or a home to make their own.

PARTICULARS

Half glazed door to:

PORCH

Part brick, half glazed door, wooden door to:

KITCHEN

11' 9" x 11' 8" (3.58m x 3.56m) Stainless steel sink and drainer, meter, under stairs cupboard, open fire place, window to the rear, side and front.

INNER HALL

Stairs to the first floor, door to the garden.

LOUNGE

11' 9" x 10' 9" (3.58m x 3.28m) Window to the front and rear, open fire place.

INNER HALL TO:

DOWNSTAIRS BATHROOM

Three piece suite comprising a wash hand basin, bath, W.C, window the the front.

BEDROOM ONE

11' 9" x 11' 9" (3.58m x 3.58m) Window to the front, open fire place.

BEDROOM TWO

11' 9" x 10' 9" (3.58m x 3.28m) Window to the front, open fire place, storage cupboard.

EXTERNALLY

Enclosed garden, vehicle right of way leading to a timber garage.

AGENTS NOTE

Subject to planning permissions, the property lends itself to a two storey rear extension to provide a large accommodation.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC:

TBC

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.