



Kennedy
&co.

Royston Street

Potton

SG19 2LP

Asking Price Of £310,000

Potential to extend (STP)

Three-bedroom family home

Garage & Ample parking

Countryside walks located nearby

Close to the town centre

Fitted kitchen/dreakfast room

Lounge

Enclosed rear garden



A three bedroom property situated just a short distance from Potton Market Square offering scope and potential to extend subject to planning.

This family home offers countryside walks nearby and benefits from an enclosed rear garden, single garage and large gravel driveway providing ample off road parking for a number of vehicles.

A viewing is highly recommended through Kennedy & Co.

PARTICULARS

Composite door with lead light panels through to:

ENTRANCE HALL

Full height double glazed windows to both front and

side, radiator, tiled flooring, glazed door to:

KITCHEN/BREAKFAST ROOM

15' 5" x 9' 11" (4.7m x 3.02m) A range of base and wall mounted units with single sink and ample work top surfaces with tiling and splash guard surround, space for oven, stainless steel extractor, plumbing for washing machine, space for fridge/freezer, space for table and chairs, double glazed windows to both the front and side, recessed lighting, through to:

LOUNGE

15' 6" x 12' 11" (4.72m x 3.94m) Double glazed window to the rear, sliding patio doors onto the rear garden, radiator, under stairs storage unit with soft closing drawers, built in cupboards and panelling to one wall, stairs rising to the first floor.

LANDING

Airing cupboard housing the gas boiler, access to the loft space.

BEDROOM ONE

10' 11" not including wardrobes x 9' (3.33m x 2.74m) Double glazed window to the rear, built in triple wardrobes, radiator.

BEDROOM TWO

10' 5" x 8' 10" (3.18m x 2.69m) Double glazed window to the front, radiator.

BATHROOM

Three piece suite comprising: vanity unit housing the wash hand basin, bath with shower over, W.C., heated towel rail, tiled flooring, extractor.

BEDROOM THREE

7' 5" x 6' 4" (2.26m x 1.93m) Double glazed window to the rear, radiator.

EXTERNALLY

REAR GARDEN

Enclosed rear garden laid to lawn with borders surrounding, large patio area, large timber shed, personal door to garage, gated access to the front.

FRONT GARDEN

Mainly to gravel providing off road parking for a number of vehicles, E.V charging point.

GARAGE

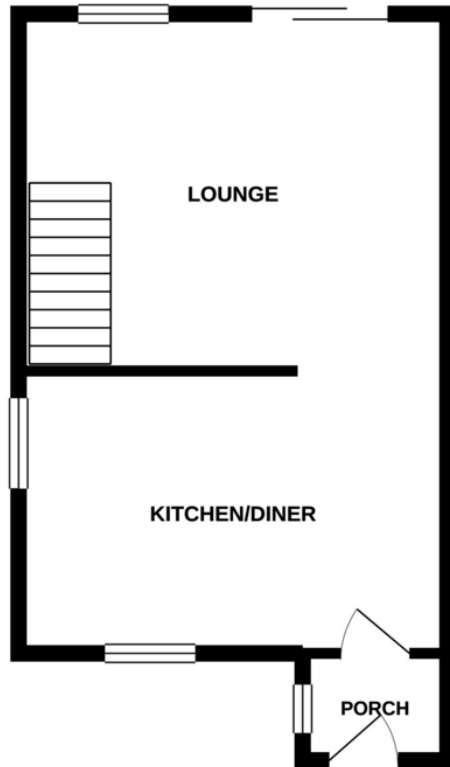
Up and over door, personal door to the rear garden.

AML – Note from Moveplus

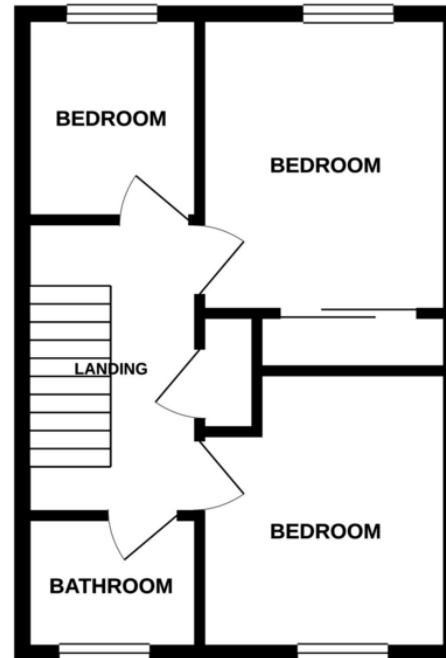
By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale



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



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



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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.