



Yates Meadow, Potton, SG19 2EQ
£225,000 (75% Shared Ownership)

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

75% SHARED OWNERSHIP

We are pleased to offer to the market this immaculately presented TWO LARGE DOUBLE BEDROOM semi-detached home, located on the desirable 'Tall Trees' development and nestled in the heart of the charming Bedfordshire market town of Potton.

This fine home offers a welcoming hallway, spacious open plan living/dining/kitchen with French Doors leading to the rear garden, downstairs cloakroom, two huge double bedrooms plus a family bathroom. Externally the property benefits from a fully enclosed South West facing rear garden and two allocated parking spaces directly to the front of the property.

Entrance Via

Entrance Hall

12'8 x 6'9 (3.86m x 2.06m)

Cloakroom

4'11 x 3'9 (1.50m x 1.14m)

Living Room

14'10 x 14'8 (4.52m x 4.47m)

Kitchen/ Dining Area

12'7 x 7'8 (3.84m x 2.34m)

First Floor Landing

9'8 x 6'8 max (2.95m x 2.03m max)

Bedroom One

14'8 x 11'4 max 9'0 min (4.47m x 3.45m max 2.74m min)

Bedroom Two

14'8 x 8'5 max (4.47m x 2.57m max)

Bathroom

7'9 max x 7'5 (2.36m max x 2.26m)

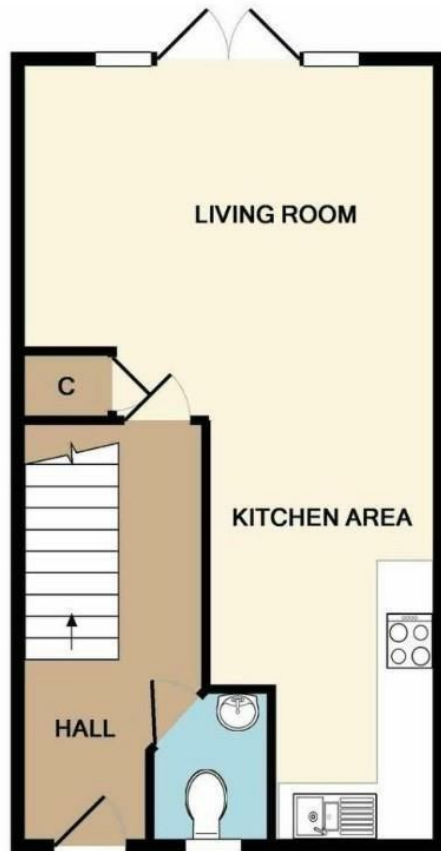
Rear Garden



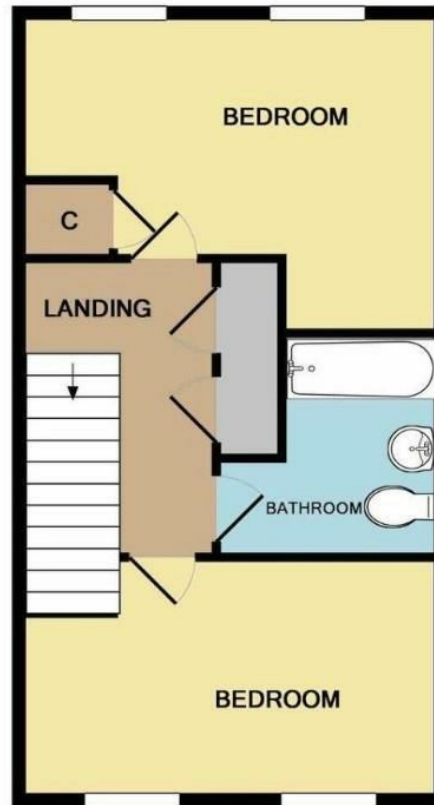


Front Of Property
Agents Note





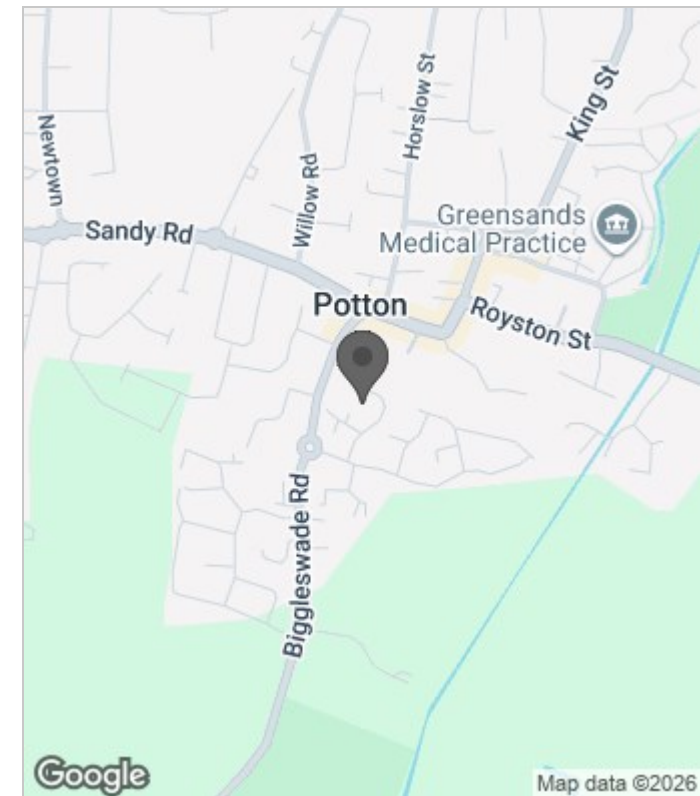
GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.