



Sandy Road, Potton SG19 2QA

Asking Price £350,000

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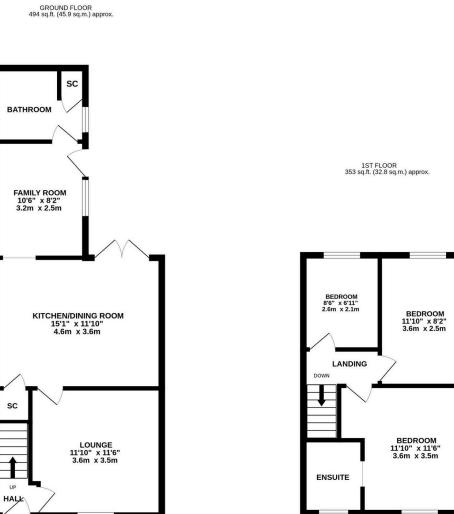
- Fully Modernised End of Terrace Character Cottage
- Sitting Room with Oak Flooring
- Fully Fitted Kitchen / Breakfast Room
- Family / Playroom
- Downstairs Family Bathroom
- Three Bedrooms
- Master En-Suite Shower Room
- Rear Garden with Purpose Built Home Office
- Off Road Parking
- Walking Distance to Market Square & Shops



Fully modernised end of terrace character property, located within walking distance of Potton Market Square & shops. Benefiting from sitting room, fitted kitchen / breakfast room with space for a large table & chairs, family / playroom & downstairs bathroom with fitted shower. To the first floor are three bedrooms with master en-suite shower room. Externally there is an enclosed garden, off road parking for one vehicle & purpose built 9'8" x 9'1" home office. The property further benefits from gas central heating & Upvc double glazing.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve being approximately 1.9 miles away.





TOTAL FLOOR AREA: 847 sq ft (78.7 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. Dimensions may not be accurate to scale. Areas are approximate. This plan is for illustrative purposes only and should be used as such. It is not a legal document. The copyright of this floor plan remains with the copyright holder.

Made with Metagen 0205

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	