The Paddocks, Potton, SG19 2QD

£245,000

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LATCHAM DOWLING

ESTATE AGENTS

A great opportunity to purchase your first property or even if you are thinking of downsizing, this is a great home.

The kitchen has been refitted and boasts built in appliances. Also the bathroom has been refitted by the present owner. The boiler is Circa 6 years old. The property is in very good condition and ready to move in to. A few of the features are 12' lounge, kitchen/diner that faces the rear garden, re-fitted kitchen and bathroom 12' master bedroom and is well presented throughout.

Outside there is a private rear garden that to Block paving and has raised plant beds. To the front there is a very useful brick built storage shed.

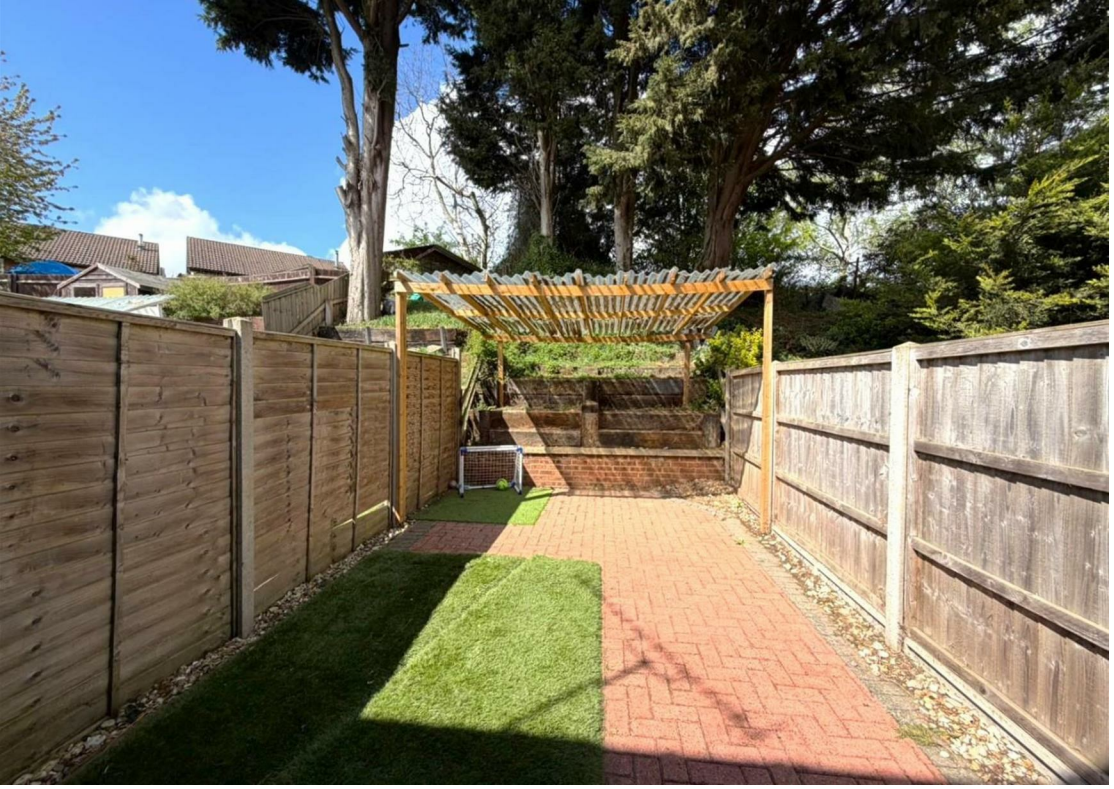
A really useful aspect is the fact this property comes with a garage and parking in front of just a few yards from the front door.

Potton is a market town which has a variety of shops including convenience stores, butchers, eateries, pubs, school ,Dr's Surgery, library and a variety of sporting activities. Potton is a bustling vibrant town with a great community spirit. It is also located 3 and 4 miles respectively from Sandy and Biggleswade stations that have direct access to London St Pancras.

This is a great opportunity to purchase your first home, a buy to let or downsize and release capital and really needs to be viewed.

Entrance

Lounge
12'2 x 11'6 (3.71m x 3.51m)



Kitchen/diner
12'2 x 11'6 (3.71m x 3.51m)

Landing

Bedroom one
12'3 max x 11'6 (3.73m max x 3.51m)

Bedroom two
7'3 max x 7 (2.21m max x 2.13m)

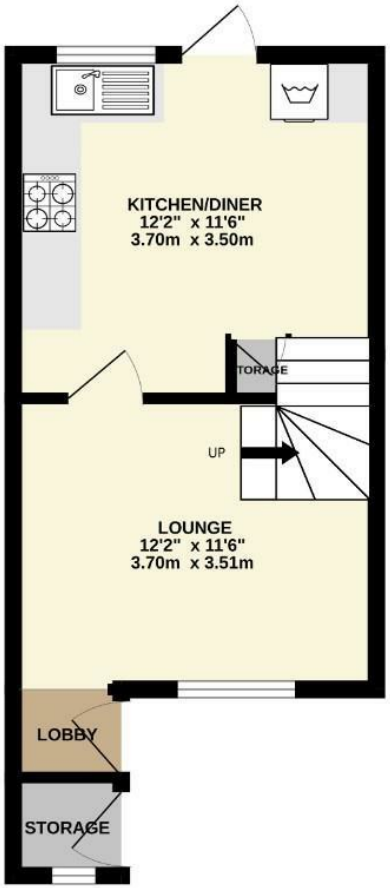
Bathroom

Rear Garden

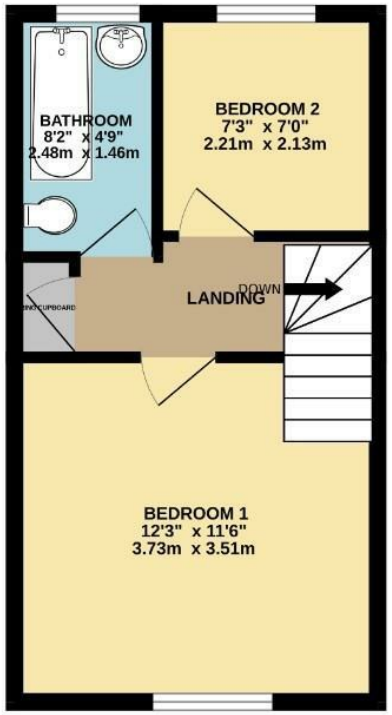
Front Garden

Garage

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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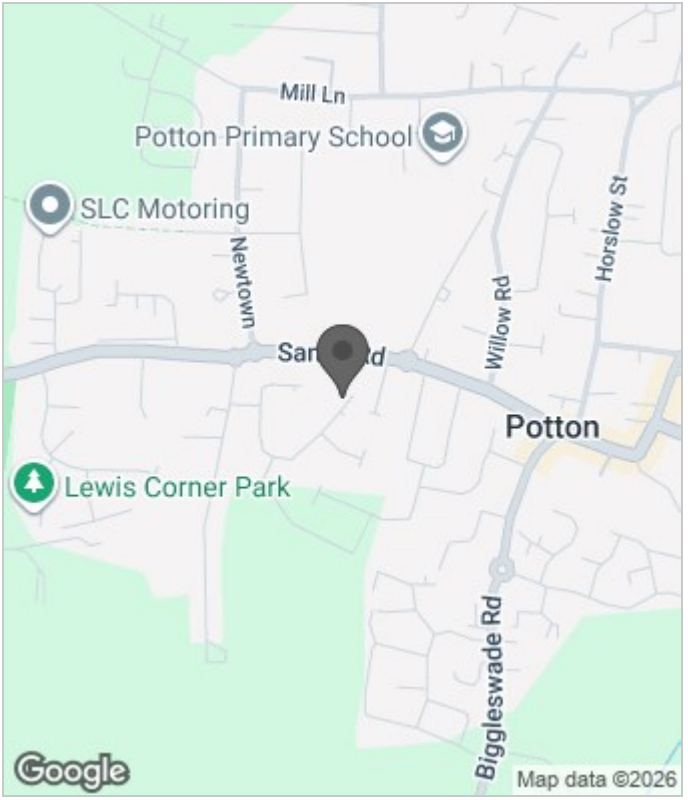

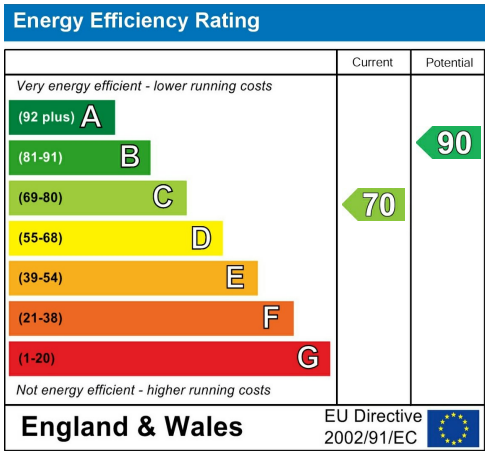

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Suite 11-12 The Knowledge Centre, Wyboston Lakes, Bedfordshire, MK44 3BA
T. 01480 775900 | **E.** sales@latchamdowling.co.uk | **latchamdowling.co.uk**