Kennedy & co.

Biggleswade Road

Potton

SG19 2LU

Asking Price Of £259,500

- Victorian cottage
- Two bedrooms
- Victorian style bathroom
- Re-fitted kitchen
- Open plan living lounge/dining room
- Central heating
- Outside wash house/shed
- With private courtyard garden

A perfect opportunity to purchase this Victorian two bedroom cottage located within walking distance to the town centre. This lovely home provides a private courtyard to the side (see agents note), an outside wash house/shed and further garden beyond. Internally the property has a lovely Victorian style bathroom, re-fitted kitchen, central heating, new gas fired boiler and offered with no upper chain.

PARTICULARS

Composite door through to:

LOUNGE/DINER

20' 5" x 12' (6.22m x 3.66m) Open plan with double glazed bay window to the front. Two radiators. Two understairs storage cupboards. Stairs rising to the first floor. Double glazed window to the side.

KITCHEN

12' 9" x 6' 3" (3.89m x 1.91m) Range of base and wall mounted units with stainless steel sink, mixer tap and drainer. Space for fridge/freezer. Free standing oven and hob with extractor over. Integral washing machine. Recessed lighting. New gas fired boiler with 5 years warranty. Double glazed window to the side. Double glazed door to the rear.

BATHROOM

Large Victorian style bathroom with rolled top free standing bath with rain and hand held shower over, Tiled flooring. Wash hand basin. W.C. Heated towel rail.

SMALL LANDING

BEDROOM ONE

11' 5" x 10' 2" (3.48m x 3.1m) Two double glazed windows to the front. Two built in wardrobes. Radiator

BEDROOM TWO

10' 9" x 9' 4" (3.28m x 2.84m) Double glazed window to the rear. Radiator. Over stairs storage cupboard.

EXTERNALLY

Private courtyard garden leading to the outside wash room with power and lighting, sink and heater. Gated access to a large rear garden with lawn and shrubbery

AGENTS NOTE

The courtyard garden is not on the title plan and is rented at £40.00 per year.

COUNCIL TAX BAND

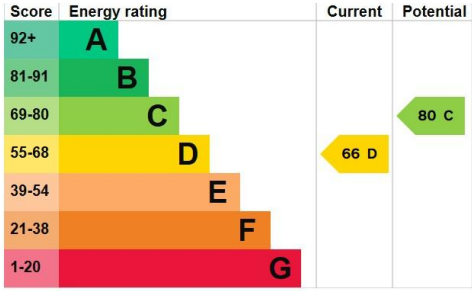
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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 are 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