



**Kennedy**  
&co.

## Stewart Croft

Potton

SG19 2RR

Asking Price Of £180,000

- REQUIRING COMPLETE REFURBISHMENT
- Semi-Rural Setting
- End Terrace Bungalow
- One Double Bedroom
- Sitting Room with French Doors to Garden
- Enclosed Rear Garden
- Small Development of Barn Style Properties
- Allocated Parking & Visitor Spaces





'REQUIRING COMPLETE REFURBISHMENT' One bedroom end terrace bungalow, located on a small development of barn style properties on the edge of Potton in a semi-rural setting. Sitting room, kitchen, double bedroom, bathroom, rear garden, allocated parking with additional visitor spaces & gas central heating.

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

There are good road links into Cambridge and London, and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

Wooden entrance door opening into:

#### **RECEPTION HALL**

Loft access, coving to ceiling, storage cupboard housing immersion tank, radiator, white panel doors off to:

#### **SITTING ROOM**

13' 7" x 11' 3" (4.14m x 3.43m) French doors opening to the rear garden, further window to the rear, gas fire with decorative mantle, radiator, door off to:

#### **KITCHEN**

10' 8" x 5' 9" (3.25m x 1.75m) Window to the side aspect, base and eye level units, single bowl sink, worksurface space.

#### **DOUBLE BEDROOM**

11' 2" x 8' 8" (3.4m x 2.64m) Window to the front aspect, built in double wardrobe, radiator, coving to ceiling.

#### **BATHROOM**

Window to the front aspect, three piece suite comprising low level Wc, pedestal wash hand basin and bath, radiator, coving to ceiling.

#### **REAR GARDEN**

Small patio area, lawn enclosed by timber fencing, shed, gated side access.

#### **FRONT GARDEN**

Laid to lawn, block paved pathway to entrance door.

### **ALLOCATED PARKING**

There is allocated parking and a number of visitor spaces.

### **AGENTS NOTE**

The property is leasehold with a 125 year lease from 1988.

A 1/16th share of the Freehold will be conveyed with the property.

There is a monthly charge of £50.00 which covers all communal garden maintenance and painting of the property's exterior every 5 years.







### **COUNCIL TAX BAND**

Tax band B

### **TENURE**

Leasehold

### **LOCAL AUTHORITY**

Central Bedfordshire Council



### **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