



Kennedy
&co.

Downside Gardens

Potton

SG19 2RE

Asking Price Of £325,000

- Extended Terraced Property
- L Shaped Lounge / Dining Room
- Fitted Kitchen / Breakfast Room
- Three Bedrooms
- Family Shower Room
- Enclosed Rear Garden
- Single Garage En Bloc
- Upvc Double Glazing



A well-proportioned three bedroom extended mid terrace property, located on an elevated plot amongst similar style properties. Benefiting from a generous L shaped lounge / dining room, fitted kitchen / breakfast room, enclosed rear garden and single garage en bloc.

Potton Market Square offers a range of local amenities to include cafes, restaurants, public houses & shops. 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.

ENTRANCE

Upvc obscure double glazed entrance door with leaded design opening into:

ENTRANCE HALLWAY

Upvc double glazed window to front elevation, laminate wood effect flooring, stairs rising to first floor, glazed door to:

L SHAPED LOUNGE / DINER

LOUNGE AREA

14' 10" x 10' 10" (4.52m x 3.3m) Upvc double glazed window to front elevation, laminate wood effect flooring, under stairs storage cupboard, opening through to:

DINING AREA

10' 0" x 7' 9" (3.05m x 2.36m) Upvc French doors opening to the rear aspect, electric radiator, laminate wood effect flooring.

KITCHEN / BREAKFAST ROOM

KITCHEN

9' 7" x 8' 0" (2.92m x 2.44m) Upvc double glazed window to rear aspect, Upvc double glazed door to side aspect, fitted kitchen comprising of single drainer sink unit with mixer tap over, roll top work surfaces, range of base and matching eye level units, incorporating built-in electric hob with extractor hood over and oven, plumbing for washing machine, tiling to splash areas and floor, space for table and chairs, electric radiator.

BREAKFAST ROOM

9' 11" x 9' 11" (3.02m x 3.02m) Built-in storage recess for upright fridge / freezer, electric radiator.

FIRST FLOOR LANDING

Access to loft space, communicating doors to:

BEDROOM ONE

11' 7" x 11' 2" (3.53m x 3.4m) Upvc double glazed window to front aspect, electric radiator, coving to ceiling.

BEDROOM TWO

11' 6" x 9' 10" (3.51m x 3m) Upvc double glazed window to rear aspect, coving to ceiling.

BEDROOM THREE

9' 7" x 6' 2" (2.92m x 1.88m) Upvc double glazed window to side aspect, wall mounted electric heater, built-in fitted storage cupboard.

SHOWER ROOM

Upvc obscure double glazed window to rear aspect, fitted three piece white suite comprising of low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, fully tiled floor and all elevations, light fitting incorporating extractor fan and drying / heater, built-in airing cupboard housing immersion heater.

REAR GARDEN

Fully enclosed low maintenance rear garden, paved with decked patio / seating area, rear access gate and pathway to:

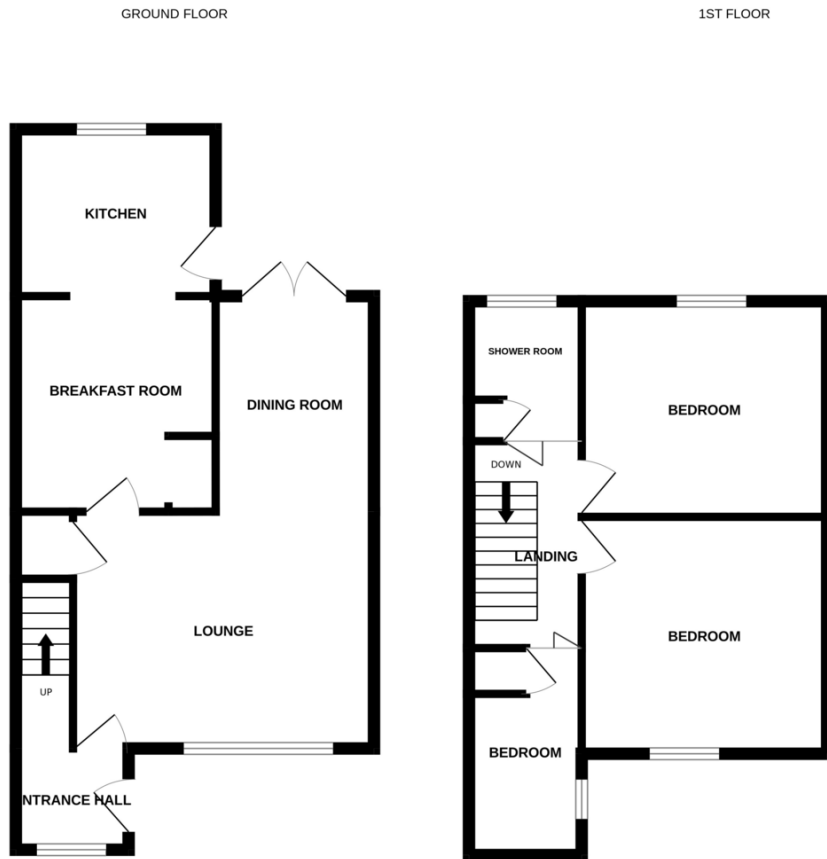
GARAGE EN BLOC

Set to the side of the terrace, single garage with up and over door, additional parking to the front for one vehicle.

FRONT GARDEN

Open plan design with entrance path, shingled beds and flower border.





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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COUNCIL TAX BAND

Tax band C

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 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