



**Kennedy**  
&co.

## Byards Green

Potton

SG19 2SB

Asking Price Of £300,000

- Semi detached home
- Two bedrooms
- Bathroom
- Kitchen
- Lounge with patio doors
- Enclosed rear garden
- Garage
- Parking



The property is offered with vacant possession but may require some improvements throughout as the property has been rented for 10 years.

A unique opportunity within this price band to own a semi detached with a garage on the popular Byards Green development built in the mid eighties by Potton Timber.

This home provides two bedrooms, bathroom with shower over, Good size lounge/dining room with patio doors to the private and enclosed garden, downstairs cloakroom, kitchen with oven hob and extractor and garage

#### **PORCH**

Meter cupboard. Outside lighting. Timber door to:

#### **HALLWAY**

Stairs rising to the first floor with storage under. Electric heater. Door to Lounge and:

#### **CLOAKROOM**

Low level W.C. Wash hand basin. Tiled splash guard surround. Wall mounted heater.

#### **LOUNGE/DINING ROOM**

17' 3" x 13' 3" (5.26m x 4.04m) Large double glazed patio doors to the rear garden. Wall mounted electric heater.

#### **KITCHEN**

10' 9" x 8' 11" (3.28m x 2.72m) Base and wall mounted units with rolled edge work top surfaces. Double glazed window to the front. Space and plumbing for washing machine. Space for fridge/freezer. Built in oven, hob and extractor. Half tiled surround. Sink and drainer with mixer tap.

#### **UPSTAIRS**

#### **LANDING**

UPVC double glazed window to the side. Wall mounted electric heater. Airing cupboard housing the hot water tank and shelving.

#### **BEDROOM 1**

13' 0" x 10' 0" (3.96m x 3.05m) Double glazed window to the rear. Heater.

## **BEDROOM 2**

13' 0" x 6' 3" (3.96m x 1.91m) Double glazed window to the front. Heater. Built in storage cupboard.

## **BATHROOM**

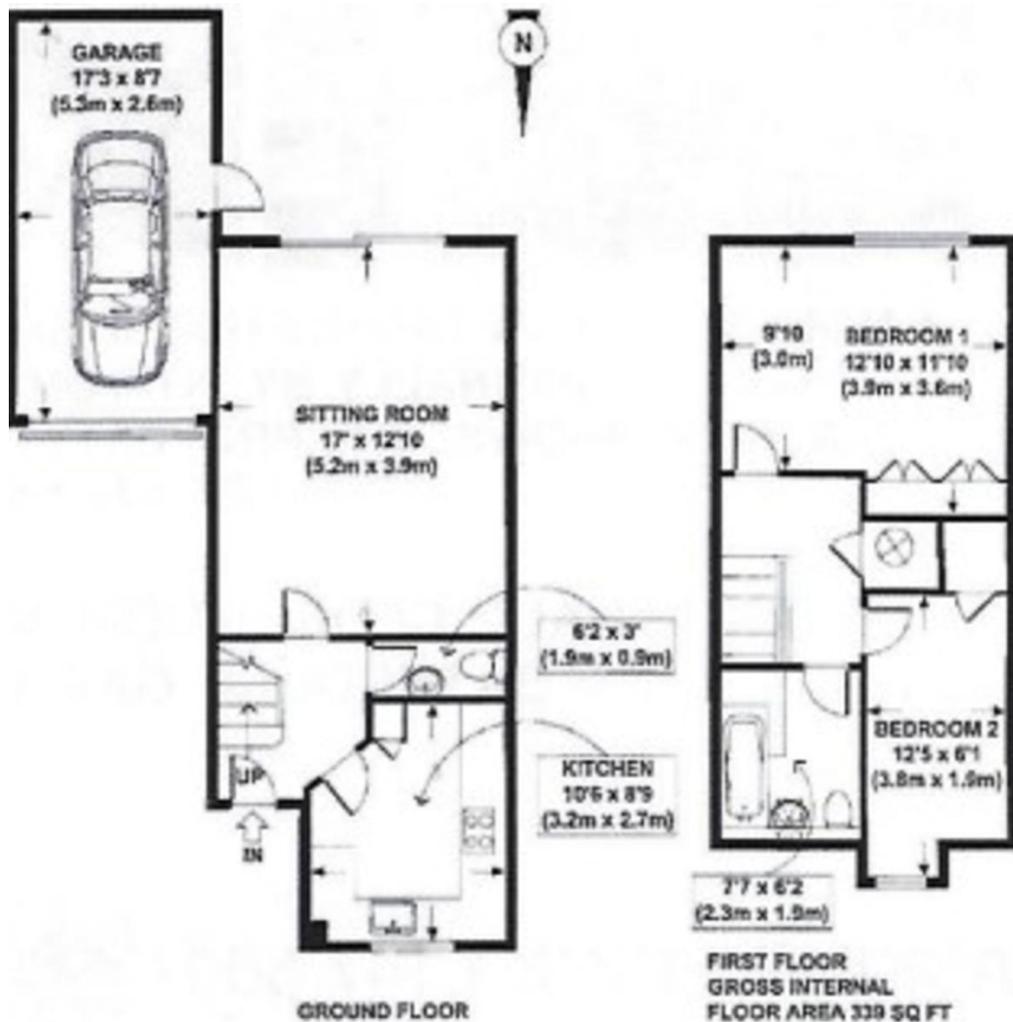
Three piece suite comprising: Wash hand basin. W.C. Panelled bath with shower over. Velox window

## **OUTSIDE**

Enclosed rear garden with side door to the garage. Parking on driveway. Open plan front garden laid to lawn. Up and over door to the garage.

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**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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