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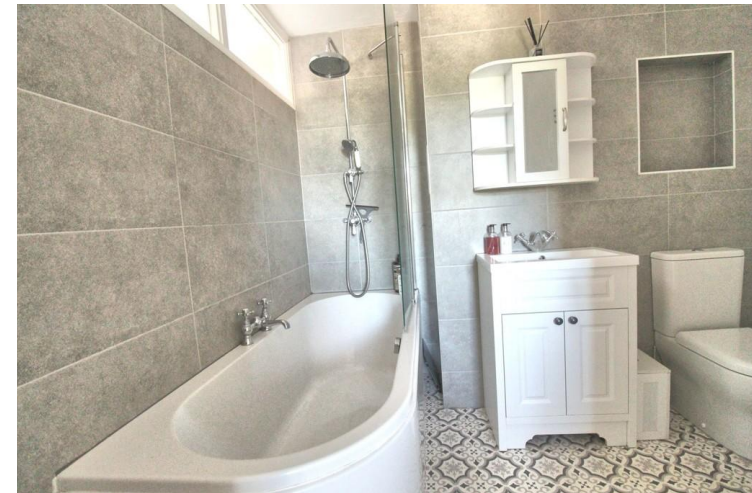
Everton Road

Potton

SG19 2RA

Asking Price Of £330,000

- Modernised family home
- Three bedrooms
- Lounge
- Re-fitted kitchen
- Re-fitted bathroom
- Three bedrooms
- Good size gardens
- Downstairs cloakroom



A much improved and modernised three bedroom home situated in a quiet location off the Everton Road. A good sized home that has had a new kitchen and bathroom as well as double glazing.

Three bedrooms, family bathroom, downstairs cloak room, lounge and kitchen. A good sized garden and garage awaits.

Potton is a thriving market town providing many amenities including clubs, shops, restaurants, doctors, dentist and schooling as well as good commuter links.

PARTICULARS

Double glazed door with glazed panel into:

HALLWAY

Door to:

CLOAKROOM

Vanity unit housing the wash hand basin. Low level W.C. Heated towel rail. Double glazed frosted window to the front.

LOUNGE

14' 1" x 13' 7" (4.29m x 4.14m) Wood burner with granite hearth and timber mantle. Stairs rising to the first floor. Radiator. Double glazed window to the front.

DINING ROOM

16' 7" x 7' 4" (5.05m x 2.24m) Double glazed patio doors to the rear. Radiator.

KITCHEN

13' 1" x 6' 1" (3.99m x 1.85m) Shaker style galleried kitchen with base and wall mounted units with Beech

work tops and splash guard surround. Oven, hob and extractor over. Plumbing for washing machine. Space for dishwasher and fridge/freezer. Double glazed window onto the rear garden.

LANDING

Double glazed window to the side. Airing cupboard housing the gas boiler.

BEDROOM ONE

10' 8" x 9' 9" (3.25m x 2.97m) Double glazed window to the front. Radiator. Over stairs cupboard. Large storage cupboard.

BEDROOM TWO

10' 7" x 7' 9" (3.23m x 2.36m) Double glazed window to the rear. Radiator.

BEDROOM THREE

8' 6" x 6' 2" (2.59m x 1.88m) Double glazed window to the rear. Radiator.

BATHROOM

Re-fitted with vanity unit housing the wash hand basin. Bath with rain and hand held shower over. Glazed screen. Low level W.C. Fully tiled to two walls. Radiator and heated towel rail.

EXTERNALLY

Rear garden - Laid to lawn with patio area. Good sized shed. Cold water tap. Door to garage.

Front garden - Walled and gated with lawn area and shrubbery.

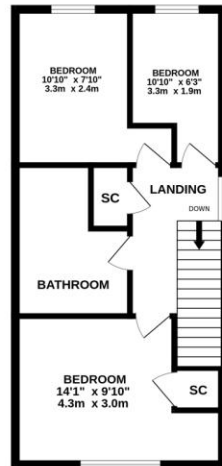
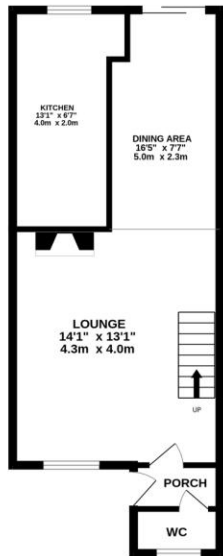
Garage - Up and over door. Power and lighting. Door to rear garden.



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.