



Kennedy
&co.

Biggleswade Road

Potton

SG19 2LU

Asking Price Of £380,000

Well-presented three-bedroom semi

Close to the town centre

Good size kitchen/dining room

Downstairs cloakroom

Good sized garden

Carport and parking to the rear



A well presented three bedroom semi detached home situated within walking distance to the town centre of Potton and all the amenities Potton has to offer including great walks and The John O Gaunt golf club. Potton itself is ideally situated between Sandy & Biggleswade with good links via the A1(M) and mainline rail network. It is also within easy reach of Cambridge City Centre being approx. 40 min drive. This property is offered with no upper chain and a viewing is highly recommended...

PARTICULARS

Gated pathway leading to the composite double glazed door. Through to:

HALLWAY

Stairs rising to the first floor. Radiator. Under stairs cupboard. Smoke detector.

CLOAKROOM

Double glazed frosted window to the side. Wash hand basing. Low level W.C.

LOUNGE

15' 4" x 10' 6" (4.67m x 3.2m) Double glazed window to the front. Radiator.

KITCHEN/DINER

17' 8" x 11' 7" (5.38m x 3.53m) Range of high gloss base and wall mounted units with integral appliances: dishwasher, fridge/freezer, washing machine oven and hob with extractor over. Stainless steel sink and drainer. Double glazed window to the rear. Double glazed patio doors. Wall mounted boiler. Radiator. recessed lighting.

BEDROOM ONE

10' 2" x 9' 4" (3.1m x 2.84m) Double glazed window to the rear. Radiator. Fitted wardrobes. Access to the loft space.

ENSUITE

Large Walk in shower. Wash hand basin. Low level W.C. Extractor. Radiator and shaver point.

BEDROOM TWO

9' 8" x 10' 2" (2.95m x 3.1m) Double glazed window to the front. Radiator.

BEDROOM THREE

8' 8" x 7' 5" (2.64m x 2.26m) Double glazed window to the rear. Radiator

BATHROOM

Three piece suite comprising: Wash hand basin, low level W.C. bath with shower over and screen. Double glazed window to the front. Recessed lighting.

EXTERNALLY

Good sized rear garden mainly laid to lawn with patio area and garden shed.

Gated access to the side and gated access to the carport and parking .

To the front: lawn with rail and hedging. Gated access to the side.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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.