



**Kennedy**  
&co.

**Paddocks Chase**

Potton

SG19 2DF

**Asking Price Of £274,000**

Two spacious double bedrooms

15ft lounge/diner

Central heating

Patio doors to the garden

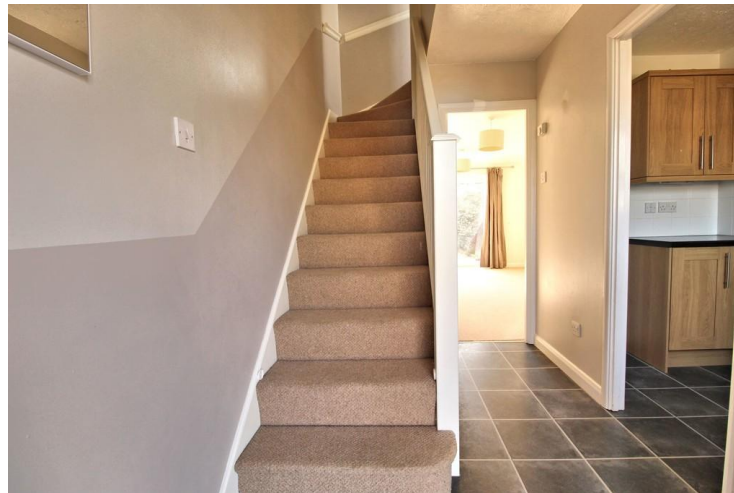
Established location

Fully enclosed rear garden

Allocated parking

No upward chain





A beautifully presented end of terrace home. Boasting 2 spacious double bedrooms, a fully enclosed rear garden, radiator central heating and off road parking. This home is nestled in a desirable area of Potton and is ideal for a first time buyer. Viewing is highly recommended through Kennedy & Co.

Potton is a thriving market town located close to the larger towns of Sandy and Biggleswade that provides excellent commuter links to the A1M and mainline rail networks. Potton has many clubs, shops and social events for all ages, also providing schooling, dentistry and doctors.

## PARTICULARS

### ENTRANCE

Composite door with double glazed panels leading to:-

### ENTRANCE HALL

Stairs rising to the first floor with under stairs storage area. Tiled flooring, radiator and doors to connecting rooms.

### KITCHEN

9' 7 " x 5' 5" (2.92m x 1.65m) Double glazed window facing the front, a range of base and wall mounted units of cupboards and drawers with worktops over, moulded bowl sink/ drainer unit with mixer taps, tiled splash backs, space and plumbing for washing machine and dishwasher, space for fridge/freezer, space for freestanding electric oven with stainless steel extractor hood over, tiled flooring.

### LOUNGE/DINER

15' 0" x 11' 8" (4.57m x 3.56m) Double glazed window to the side, double glazed sliding patio doors into the garden, coving to the ceiling, radiator with a cover.

### LANDING

Hatch to loft space, airing cupboard housing hot water tank and linen shelving.

### BEDROOM ONE

11' 7" x 8' 7" (3.53m x 2.62m) Double glazed window to the rear, two built in wardrobes, radiator.

### BEDROOM TWO

11' 7 Reducing to 8'4 x' 8'7" (3.53m x 2.64m) Double glazed window to the front, radiator.

### **FAMILY BATHROOM**

Double glazed frosted window to the side, fitted three piece suite comprising panelled bath with electric panelled bath with electric shower and glass shower screen over, wash hand basin and low level w.c., part tiled walls with complimentary mosaic tiling to the borders, radiator, vinyl flooring.

### **EXTERNALLY**

#### **FRONT**

Laid to shingle with paved pathway to entrance door.

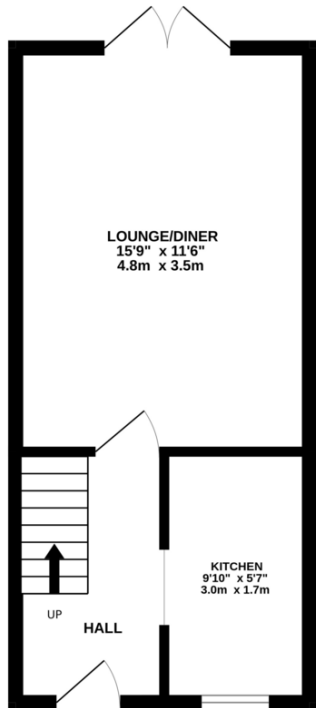
Allocated parking for one vehicle plus visitor parking.

#### **REAR GARDEN**

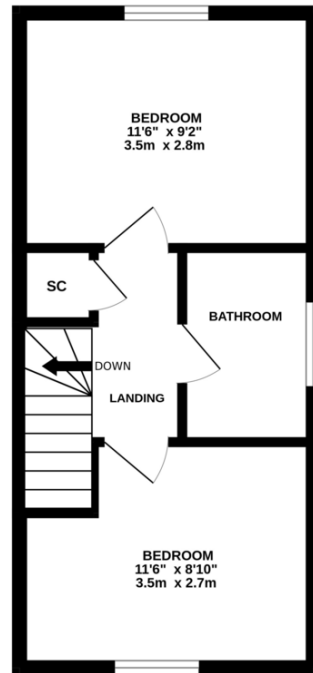
Low maintenance rear garden, retained by timber fencing, laid to patio, small pebble bed inset, flower and shrub borders, oil boiler to eye level serving central heating, timber shed, oil tank, gated side access.



GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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 B

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## 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.