



Kennedy
&co.

Chapel Street

Potton

SG19 2PT

Asking Price Of £300,000

Within easy reach to the
town centre

Two reception rooms

20' Kitchen/breakfast room

Two double bedrooms

Upstairs bathroom

Beautifully maintained

Double glazed

Private rear garden



A lovely character town centre double fronted period cottage, beautifully and tastefully maintained inside and outside. Briefly the property boasts two reception rooms with exposed timbers, 20' farmhouse/cottage style kitchen/breakfast room with patio doors into the private rear garden, two double bedrooms with upstairs bathroom, radiator central heating as well as fireplaces, a recently installed new boiler, double glazing with double glazed sash windows to the front and a lovely colourful, private rear garden on two levels.

As stated, the property is within easy walking distance to the centre of Pottton with all the amenities it has to offer, including many eating establishments, doctors, dentist, shops and schooling. A viewing is strongly recommended.

Georgian style timber door with lead light panels to:

LOUNGE

13' 10" x 10' 6" (4.22m x 3.2m) Double glazed sash windows to the front with fitted shutters. Gas fired wood burning stove with oak mantle and slate hearth. Storage cupboard. Radiator. Wall mounted lighting. Exposed timber division to:

DINING ROOM

10' 6" x 9' 4" (3.2m x 2.84m) Recess for fire place with oak mantle. Double glazed sash window to the front with fitted shutters. Radiator. Wall lighting.

KITCHEN/BREAKFAST ROOM

20' 8" x 7' 8" (6.3m x 2.34m) Cottage style kitchen comprising: a range of base and wall mounted units and plate rack, rolled edged work top surfaces with splash guarding, moulded sink and drainer with mixer tap. Oven with gas hob and extractor over. Plumbing for washing machine and dishwasher, space for fridge/freezer, wall lighting, under plinth lighting, recently installed new boiler, exposed timbers, wood effect flooring.

Through to breakfast/dayroom comprising: UPVC roof with double glazed patio doors to the rear garden and double glazed windows. Radiator, wall lighting.

LANDING

Double glazed window to the side.

BEDROOM ONE

11' 2" x 10' 3 plus wardrobes" (3.4m x 3.12m) Two double glazed sash windows to the front. Fitted wardrobes with over head cupboards. Radiator. Access to the loft space, wall lighting.

BEDROOM TWO

10' 5" x 9' 7" (3.18m x 2.92m) Double glazed sash window to the front. Radiator.

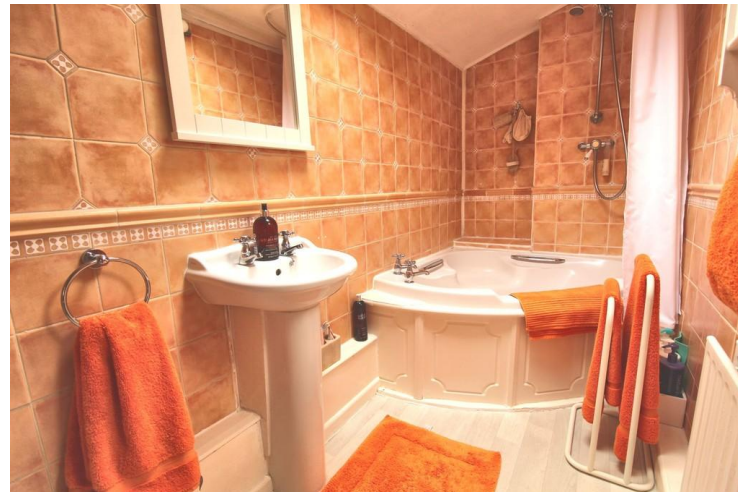
BATHROOM

Corner bath with shower over. Wash hand basin. W.C. Radiator. Full height tiling. Velox window

EXTERNALLY

Split level, walled, courtyard garden beautifully maintained providing lots of colour with displays of

plants and shrubbery. Patio directly from the kitchen/dayroom with steps up to another level with decking. Outside tap. Wall lighting. Garden store. Gated access to the side with bin storage.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 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.