



**Kennedy**  
& co.

Aldgate Close

Potton

SG19 2RU

Asking Price Of £300,000

- No upper chain
- Two bedrooms
- Two reception rooms
- Refitted kitchen
- Refitted bathroom
- Garage
- Off road parking
- Gardens



This extended end of terraced property is offered with no upper chain and provides two reception rooms, two good sized bedrooms, refitted kitchen and bathroom, radiator central heating, garage and gardens. Ideally situated with a short walk to the quaint market town of Potton that provides all amenities within including schooling, an array of shops, restaurants clubs and social activities.

Potton is nestled amongst the countryside and within 3 miles to Sandy and Biggleswade that provides the mainline rail network and the A1(M).

#### PARTICULARS

Pathway leading to Upvc door with glazed panels and storm porch leading to:

#### HALLWAY

Storage cupboard. Radiator.

#### KITCHEN

9' 3" x 7' 9" (2.82m x 2.36m) Refitted in recent years comprising: range of base and wall mounted units with work tops and stainless steel sink with mixer tap. AEG oven, gas hob and extractor. Plumbing and space for washing machine, space for fridge/freezer, radiator, Double glazed window to the front.

#### LOUNGE

14' 4" x 13' 6" (4.37m x 4.11m) Gas fire on a brick hearth. Brick display stand/shelf for T.V, radiator, stairs rising to the first floor, small window to the side and sliding glass panelled door to:

#### DINING ROOM

11' 4" x 10' 4" (3.45m x 3.15m) Double glazed window and door to the side. Double glazed window to the rear. Gas convector heater. Coving.

#### LANDING

Access to the loft space, airing cupboard housing the hot water tank.

### **BEDROOM ONE**

11' 3" x 10' 7" (3.43m x 3.23m) Double glazed window to the rear. Radiator. Storage cupboard.

### **BEDROOM TWO**

11' 6" x 7' 6" (3.51m x 2.29m) Double glazed window to the front. Radiator. Storage cupboard.

### **BATHROOM**

Refitted in recent years to comprise: Panelled bath with shower over, vanity unit housing the wash hand basin, W.C. Fully tiled. Double glazed window to the front, heated towel rail.

### **EXTERNALLY**

Covered passageway leading to a good sized garden shed with power.

Mature trees and shrubbery to the borders.

Gated access to the front.

Garage with up and over door, power and lighting.

Driveway providing off road parking for two vehicles.

Front garden: Gravel, pathway and shrubbery.

Outside store cupboard housing the gas meter and consumer board.



**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

EPC: TBC

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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 potential buyers/tenants are advised to recheck the measurements