



**Kennedy**  
&co.

7 Biggleswade Road

Potton

SG19 2LU

Asking Price Of £199,950

- Character Terrace Cottage
- Walking Distance of Local Shops & Market Square
- Siting Room with Open Fire
- Kitchen / Dining Room
- Upstairs Bathroom
- One Double Bedroom
- Second Bedroom Two / Dressing Room / Study
- Offset Rear Garden





Character cottage with double bedroom & dressing room / study / bedroom two & upstairs bathroom. The ground floor accommodation comprises, entrance lobby, sitting room with fireplace & spacious kitchen / diner. Externally there is an offset rear garden, suitable for an allotment & two brick outbuildings. NO UPWARD CHAIN!

Storm porch with glass doors, window to side elevation, door leading to:-

#### **SITTING ROOM**

12' 0" x 10' 4" into bay (3.66m x 3.15m) uPVC double glazed bay window to front elevation, open fire with shelf above and storage cupboards to sides, radiator, part glazed door to:-



#### **KITCHEN / DINING ROOM**

16' 6" x 8' 7" average (5.03m x 2.62m) Window and door to rear elevation, fitted base and wall units of cupboards and drawers, roll top work surfaces, stainless steel sink unit, plumbing and space for washing machine, built in oven and hob with extractor fan over, space for tumble dryer, two under stairs storage cupboards, wall mounted 'Worcester' boiler, sky light, ceramic tiled flooring, stairs leading to first floor.

#### **FIRST FLOOR LANDING**

Step up to: -



#### **BEDROOM**

11' 9" x 8' 7" (3.58m x 2.62m) Two uPVC double glazed windows to front elevation, radiator.

#### **STUDY / DRESSING / BEDROOM**

8' 7" x 5' 6" average (2.62m x 1.68m) Window to rear elevation, radiator. Door into: -

#### **UPSTAIRS BATHROOM**

Window to rear elevation, three-piece suite comprising panelled corner bath with shower attachment over, low level w.c., wash hand basin, radiator.

## FRONT

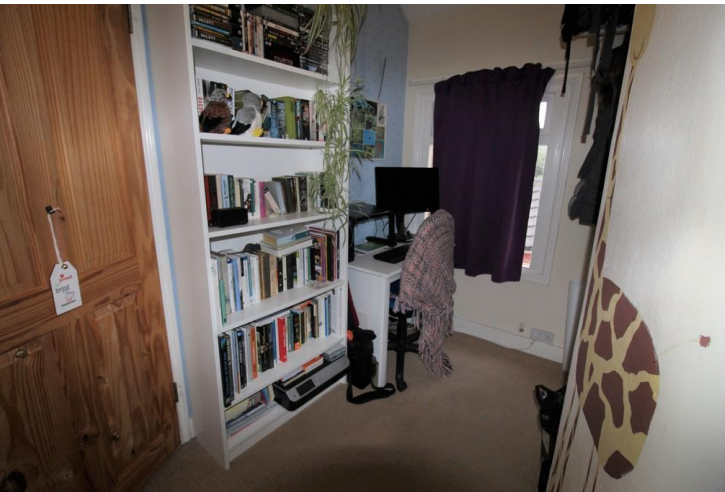
Retained by brick wall, pathway to entrance door.

## REAR

Open plan with pedestrian right of way. Two Brick Built Out Houses, one a former Wc, the other used as storage.

## OFFSET REAR GARDEN

Laid to lawn, patio area. Suitable for allotment or similar.





GROUND FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 220 SQ.FT.  
(20.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

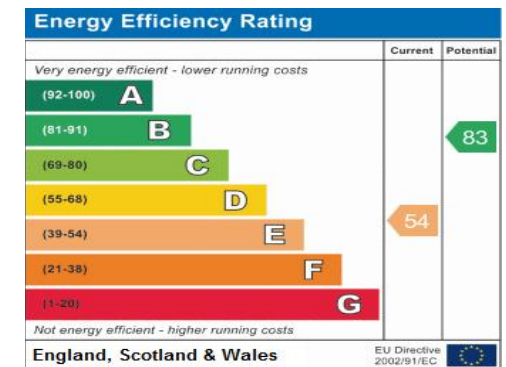
Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### 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.