



Myers Road, Potton, SG19 2RG
Guide price £300,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****GUIDE PRICE £300,000 - £315,000***** Latcham Dowling Estate Agents are delighted to offer for sale this wonderful three bedroom semi detached home, situated in this non estate location. Pottton is a market town that offers many amenities a few of which are- Doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

The property is beautifully presented throughout and was built Circa 2012. It has a fully fitted kitchen complete with integral appliances, a 16' lounge/diner and a downstairs cloakroom. Upstairs, there are three bedrooms and a family bathroom. Outside, the rear garden is really well maintained and to the front of the property there is plenty of parking as well as a garage and all within walking distance of the popular Market Square.

This lovely home is ready to just move in, unpack and put your feet up, without the worry of having to decorate or modernise at all.

Viewing is thoroughly recommended, but be quick, as we're sure this isn't going to be available for long!!!

Entrance

Entrance hall

Cloakroom





Kitchen
8'5 x 8'5 (2.57m x 2.57m)

Lounge/Diner
16'4 x 15'3 (4.98m x 4.65m)

First Floor Landing

Bedroom One
11'3 x 8'9 (3.43m x 2.67m)

Bedroom Two
12'11 x 7'7 (3.94m x 2.31m)

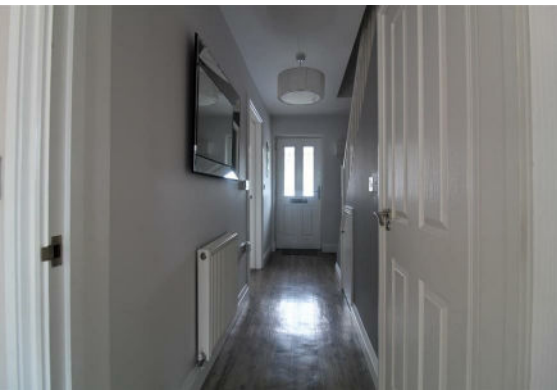
Bedroom Three
6'9 x 6'2 (2.06m x 1.88m)

Bathroom

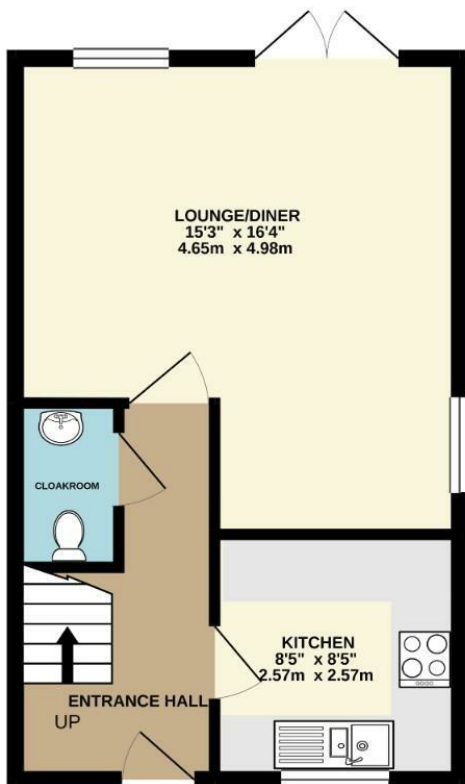
Rear Garden

Front

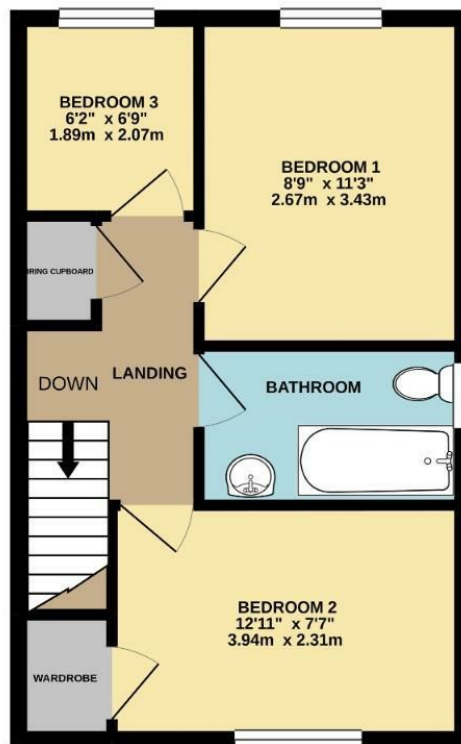
Garage



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

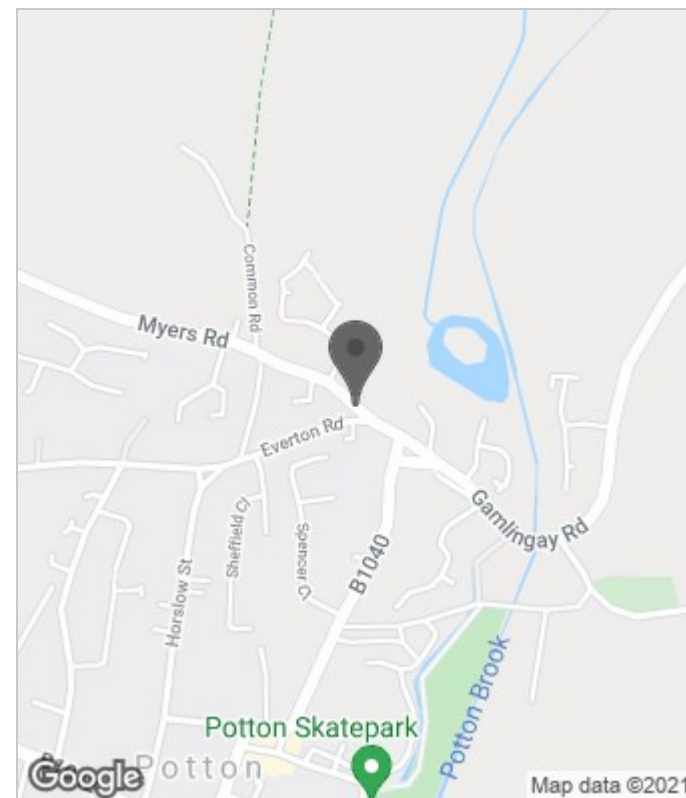


1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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