



## Brook End, Potton, SG19 2QS

Asking price £295,000



Latchamdowling are delighted to offer for sale a two bedroom end of terraced cottage situated off the Market Square Potton. The Town boasts many amenities including a number of restaurants, Pubs, Shops, Doctors surgery, Vets and two schools and is situated only a 10 minute drive to both Sandy and Biggleswade mainline station into St Pancras.

The property really is a wonderful location situated on a private lane just off the market square and with the real benefit of allocated parking.

The property really should be viewed as these types of property are rarely available.



## Entrance

Steps up to front door which leads to entrance porch.

## Entrance hall

Radiator. Stairs to first floor. Door to lounge.

## Lounge

13'7 x 10'7 (4.14m x 3.23m)  
Two double glazed sash and tilt window. Two radiators. Under stair storage cupboard housing gas boiler. Door to kitchen.

## Kitchen

13'7 x 8 (4.14m x 2.44m)  
Double glazed window to rear aspect. Tiled flooring. Half glazed door to rear garden. Breakfast bar. Built in sink. Extractor hood. Range of base and eye level units with worktops over.

## First floor

### Landing

Access to loft space. Doors to all first floor accommodation. Double glazed window to side aspect.

### Bedroom one

13'8 x 10'5 (4.17m x 3.18m)  
Double glazed sash and tilt window to rear aspect. Radiator.

### Bedroom two

7'5 x 6'10 (2.26m x 2.08m)  
Double glazed window to rear aspect. Radiator.

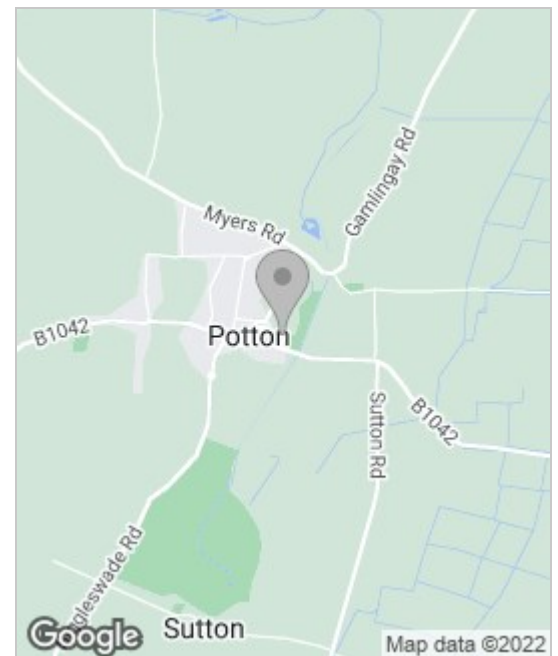
## Bathroom

Walk in double shower unit. Low level wc. Wash basin. Tiled flooring. Airing cupboard housing hot water cylinder. Electric shaver point.

## Outside

### Rear garden

Courtyard style garden with gated access to rear that leads to allocated parking space. Shingle beds. Enclosed by panel fencing. Door to side lean too shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		68
(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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