



Chapel Street, Potton, SG19 2PT
£270,000

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14a Chapel Street, Potton, SG19 2PT

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Entrance Via

Timber door to living room.

Living Room

16'2 x 11'10 (4.93m x 3.61m)

Double glazed window to front, open fire set into chimney breast with timber mantle over, exposed floorboards, part glazed bi-folding door to kitchen, stairs rising to first floor landing and stairs leading down to the basement reception room, radiator.

Kitchen

11'10 max x 7'10 (3.61m max x 2.39m)

(11'10 max 10'6 min x 7'10) Fitted with a range of pine fronted high and base level units with solid wood work surfaces over and incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash backs, spaces for washing machine, under counter fridge and range style oven with chimney style extractor over, sash window to rear and part glazed door opening out to the courtyard garden, wall mounted gas fired combination boiler.

Basement/ Dry Storage

12'0 x 11'6 (3.66m x 3.51m)

Double glazed window to front, radiator, three wall light points and large under stairs storage recess.

First Floor Landing

White panel doors to two bedrooms and shower room, hatch to loft space.

Bedroom One

11'11 x 8'0 (3.63m x 2.44m)

Double glazed window to rear and radiator.

Bedroom Two

11'10 x 9'10 max (3.61m x 3.00m max)

Double glazed window to front, radiator and door to over stairs wardrobe.

Shower Room

5'10 x 5'7 (1.78m x 1.70m)

White suite comprising of a close coupled WC, pedestal mounted

wash hand basin and a corner shower enclosure, tiling to splash back areas, radiator, wood finish flooring and extractor fan.

Courtyard Garden

A low maintenance paved courtyard garden, enclosed by timber panel fencing and with a timber storage shed.

Agents Note

There is a right of way across the courtyard garden providing pedestrian access only for numbers 16 & 18.



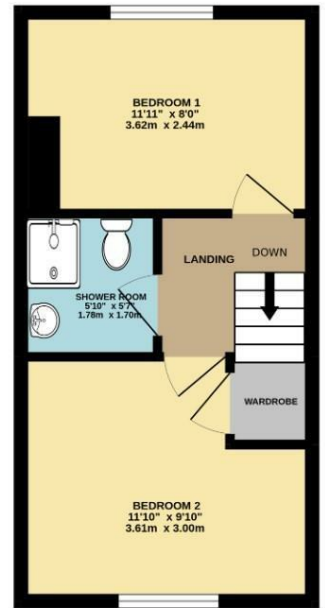
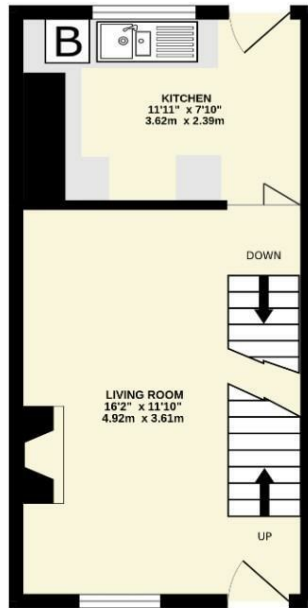
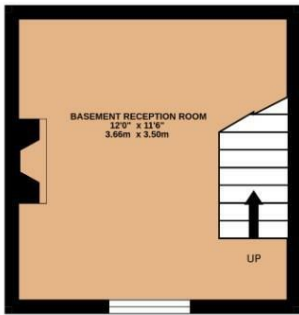


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		41	78
England & Wales		EU Directive 2002/91/EC	

BASEMENT
134 sq.ft. (12.5 sq.m.) approx.

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.

1ST FLOOR
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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