



Station Court, Potton, SG19 2PF £185,000



Latcham Dowling are delighted to offer for sale this one bedroomed freehold house located in Potton.

The property would make an ideal first time purchase or even as a buy to let for someone, the choice is yours.

As you enter the property you have an entrance porch that has two useful storage cupboards either side which are ideal for coats and shoes etc. There is a good sized lounge at 14' which then gives direct access to both the kitchen and the 12' conservatory. A dog leg staircase leads to the first floor.

On the first floor there is a landing with a window to the rear and an airing cupboard housing the gas combi boiler. The bedroom is 11ft and has wardrobes and a shower room completes the accommodation.

Outside there is a small courtyard style garden and being West facing is a real suntrap. To the front you have allocated parking.

Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively, both offer mainline train stations to London St Pancras.

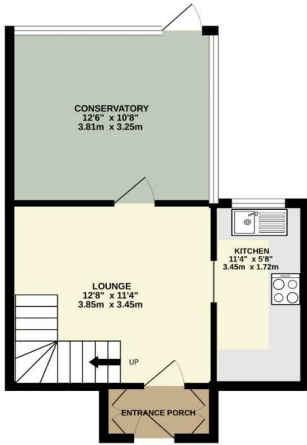
The property is offered for sale with vacant possession and please contact the agent for a viewing.

- One bed freehold house
- Vacant possession
- Gas radiator heating
- 12' Conservatory
- 11' bedroom with wardrobes
- Shower Room
- Allocated parking
- Small courtyard garden
- 5 minutes walk to the town centre

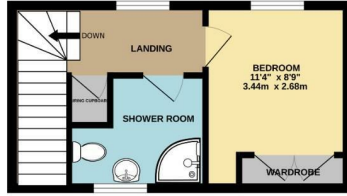
Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01480 775900

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.

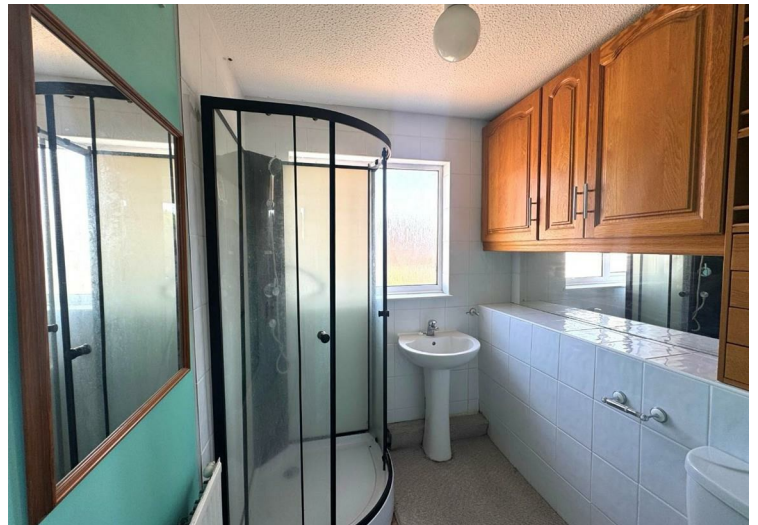


TOTAL FLOOR AREA: 598 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02/25



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			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.