



Oak Crescent, Potton, SG19 2PX

£175,000

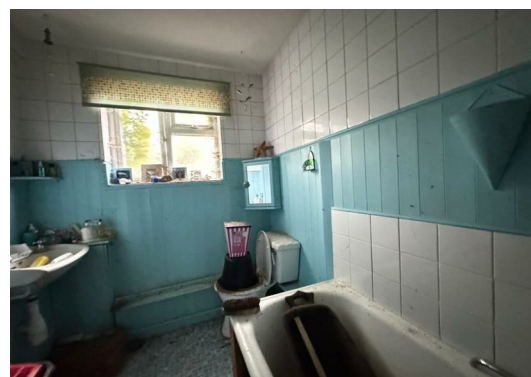
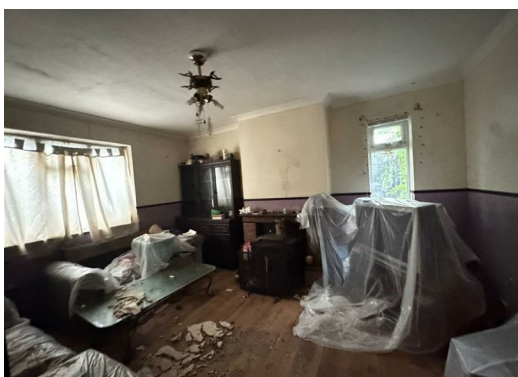
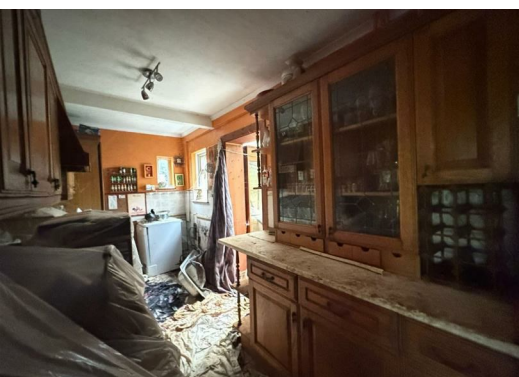


Renovation project- three bedroomed semi detached home

OPEN DAY ON TUESDAY THE 13TH AUGUST BETWEEN 10AM AND 12PM. VIEWINGS WILL ONLY BE TAKEN IF YOU HAVE PRE-REGISTERED. VIEWINGS WILL NOT TAKE PLACE BEFORE THIS DATE.

Latcham Dowling offer for sale this three double bedroomed semi detached home with off road parking that is in need of complete renovation.

To the ground floor there is a lounge with open fireplace., Bathroom, kitchen and conservatory. To the first floor are three double bedrooms.



Entrance

Door to hallway.

Entrance Hall

Doors to bathroom, Lounge, kitchen.
Storage cupboard. Radiator.

Lounge

13'10 x 12'5 (4.22m x 3.78m)
Double glazed window to front aspect. Radiator. Fireplace.

Kitchen

15'9 x 6'6 (4.80m x 1.98m)
Double glazed window to rear aspect.
Opening to conservatory.

Bathroom

8'9 x 6'5 (2.67m x 1.96m)
Double glazed window to rear aspect.
Plumbing.

First Floor

Landing

Double glazed window to front aspect. Doors to all bedrooms.

Bedroom One

12'5 x 12'5 (3.78m x 3.78m)
Double glazed window to rear and side aspects. Radiator.

Bedroom Two

11'9 x 8'3 (3.58m x 2.51m)
Double glazed window to front aspect. Radiator.

Bedroom Three

10'2 x 8'3 (3.10m x 2.44m)
Double glazed window to rear aspect.
Radiator.

Outside

Rear Garden

Reasonable West facing garden that is fully overgrown and will need rotavating.

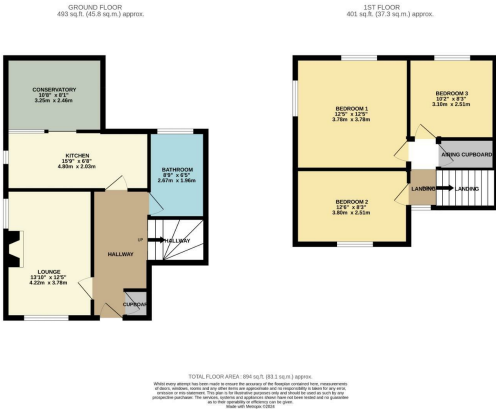
Front

Path to front door. Driveway to side leading to a pre-fabricated garage.

AGENTS NOTE

*This property needs major refurbishment including new floor boards, re plastering etc.
**The property has suffered water

damage
***The agent has not carried out a survey and will be the responsibility of any potential purchaser.
**** If requiring a mortgage , please check with your broker/Lender before offering as there maybe restrictions on lending



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 firms employment has the authority to make or give any representation or warranty in respect of the property.