



Oak Crescent, Potton, SG19 2PX

£175,000

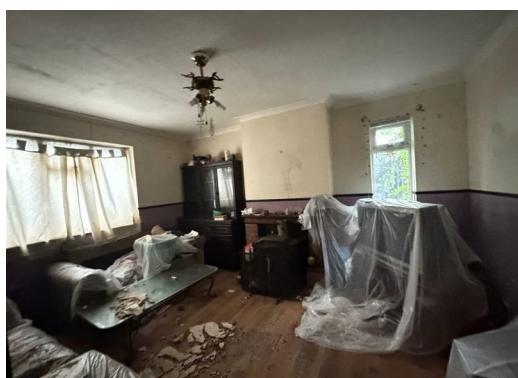


Renovation project- three bedrooned semi detached home

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 bedrooned 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

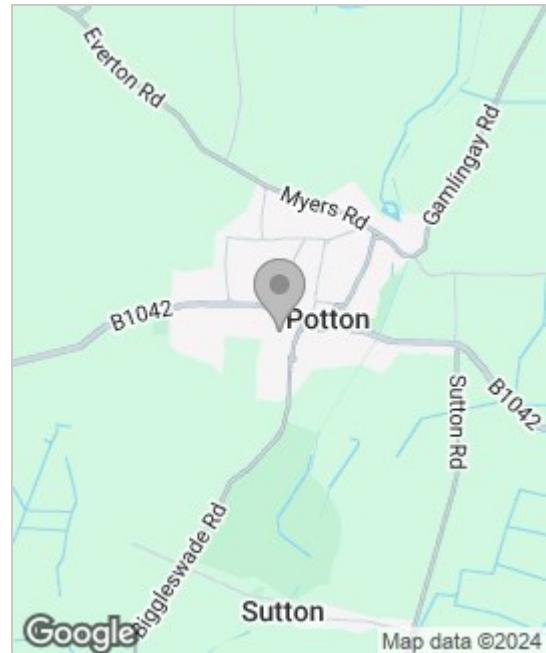
*This property needs major refurbishment including new floor boards, re plastering etc.

**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 may be restrictions on lending



TOTAL FLOOR AREA: 104.16 sq m (1114 sq ft) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the actual dimensions of any room. They are to be used for decorative purposes only and should not be relied on for any precise measurements. The agent has not tested any services or fixtures and fittings. Any prospective buyer must satisfy themselves as to the working order of any fixtures and fittings. © 2024 Latcham Dowling. All rights reserved.

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.