



Sun Street, Potton, SG19 2LR  
£225,000

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LATCHAM  
DOWLING

ESTATE AGENTS

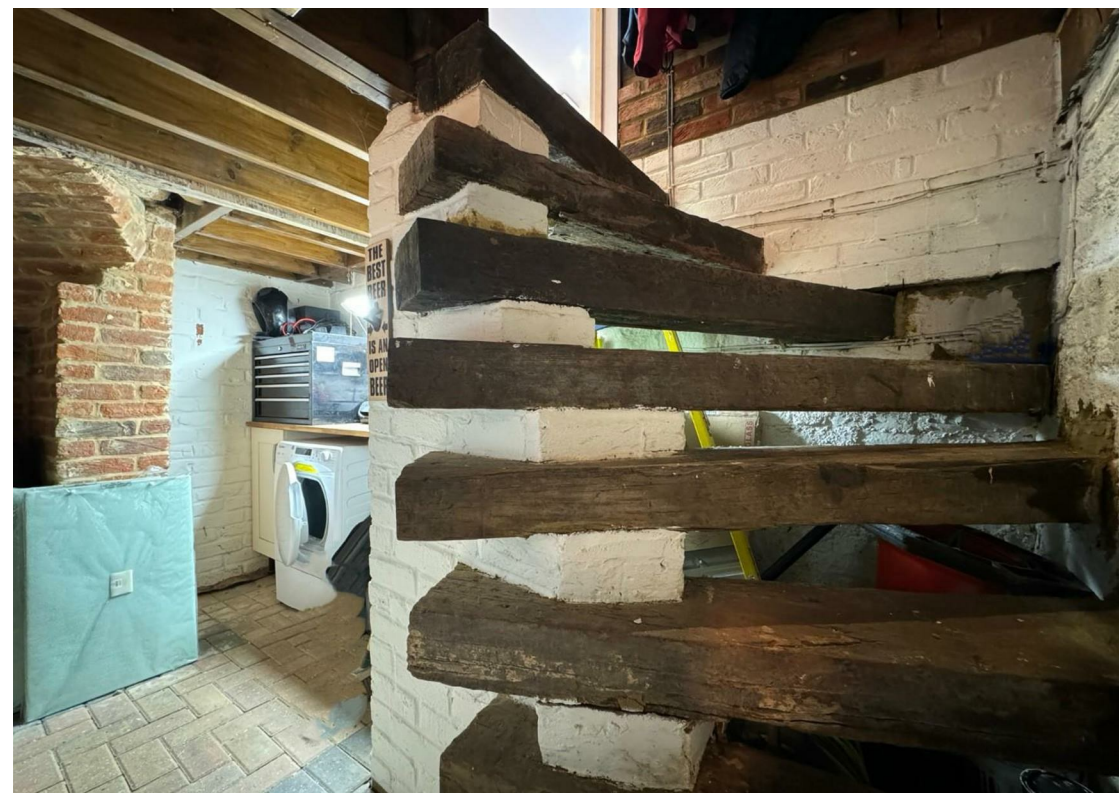


Latcham Dowling are delighted to offer for sale this "Gorgeous" one bedroomed cottage situated a mere stone throw from Potton Market Square. The property was a real labour of love for the current owners and when they purchased the property in 2015 it was a further three years until they actually moved in having had to carry out a full renovation to a great standard. From the moment you walk into the property you can feel the character and charm the property offers with the exposed beams to walls and ceilings and the feature of the lounge being the fully working fireplace.

The property comprises of a 13'5 lounge, 12' kitchen with a door to a cellar that is 13'. Upstairs the space has been utilised to great effect. At the top of the staircase is a timber door that leads to the Wc. The bedroom is a great double that has a "King sized" bed and has plenty of fitted wardrobe space with exposed beams to both walls and ceiling. There is then a timber door that leads to the shower room with its double shower and washbasin. Outside is a small communal shingle area.

This home, as already mentioned has a wonderful feel and will make someone a fabulous home in a great location for the Town centre and all its amenities.

Viewing is highly recommended.







**Entrance**

**Lounge**

13'5x 12'1 (4.09mx 3.68m)

**Kitchen**

11'3 x 10'3 narrowing to 9'5 (3.43m x 3.12m narrowing to 2.87m)

**Cellar**

13'5 x 11'3 (4.09m x 3.43m)

**First Floor**

**Landing**

**W.c**

**Bedroom**

12'7 x 10'3 (3.84m x 3.12m)

**Showerroom**

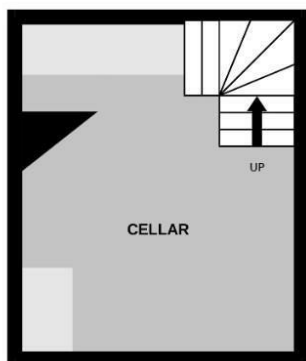
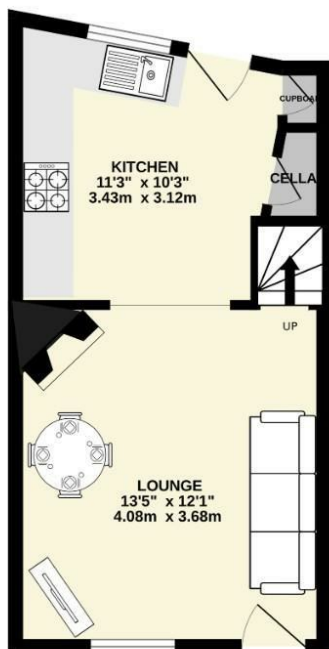
**Outside**

**Rear**

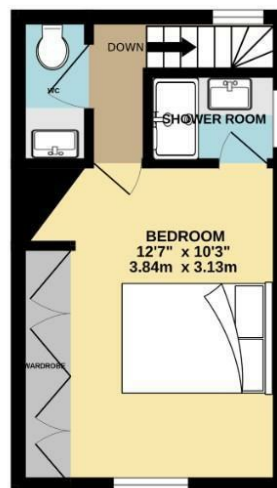




GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.

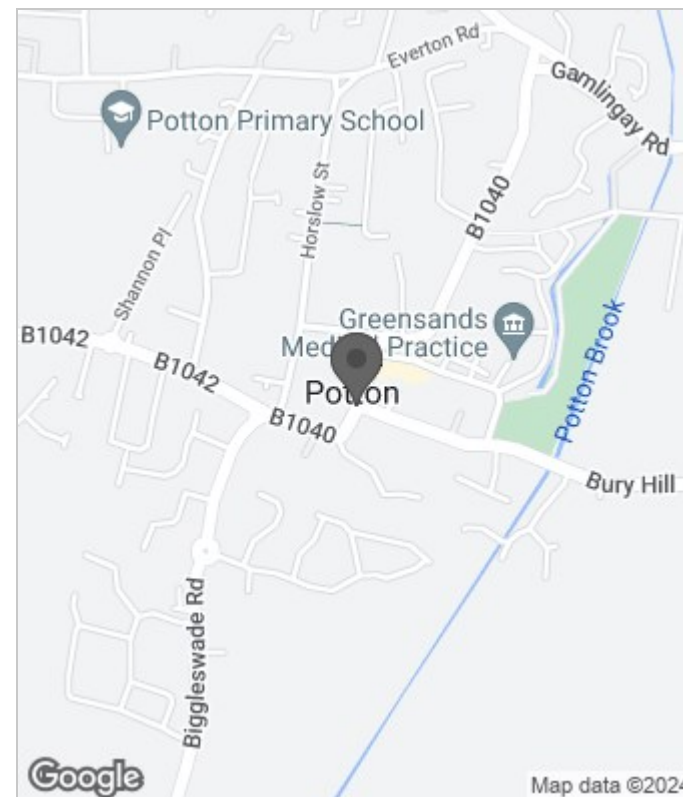


1ST FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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