



Bury Hill, Potton, SG19 2RR
Offers Over £205,000

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LATCHAM ———
——— DOWLING

ESTATE AGENTS

*****ONE DOUBLE BEDROOM
BUNGALOW WITHIN THIS EXCLUSIVE
GATED DEVELOPMENT*****

Tucked away within this ever popular gated courtyard development is this absolutely charming one double bedroom bungalow offering it's own private landscaped garden, a good size living room with direct access out to the West facing garden, kitchen with built oven and hob, a lovely bedroom with a range of built in furniture and a spacious bathroom. Outside, as well as your own private garden space, there are beautiful courtyard style communal gardens with a fabulous 'bandstand' style seating area and pathways leading to the allocated parking area and additional visitors parking spaces.

Viewing is essential to appreciate the charm and setting for this delightful bungalow!!

Entrance Via

Entrance Hall
10'4 x 2'10 (3.15m x 0.86m)

Living Room
13'8 x 11'3 (4.17m x 3.43m)

Kitchen
10'9 x 5'10 (3.28m x 1.78m)

Bedroom
11'2 measured to wardrobes x 8'11 (3.40m measured to wardrobes x 2.72m)

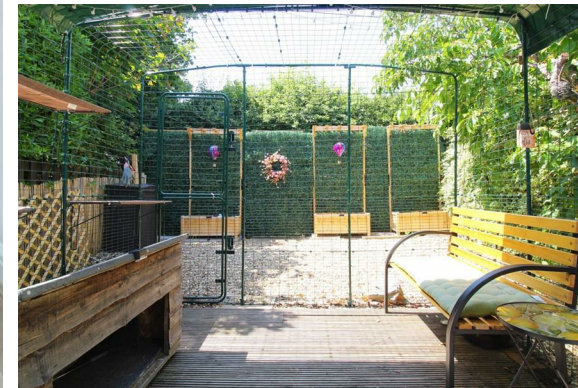
Bathroom
8'2 x 5'0 (2.49m x 1.52m)

Rear Garden

Front Of Property

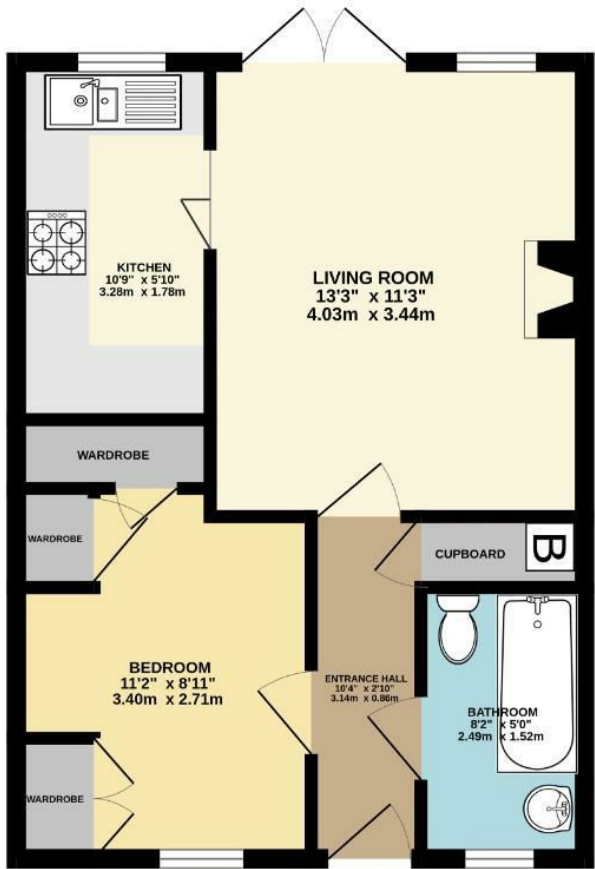
Parking

Agents Note



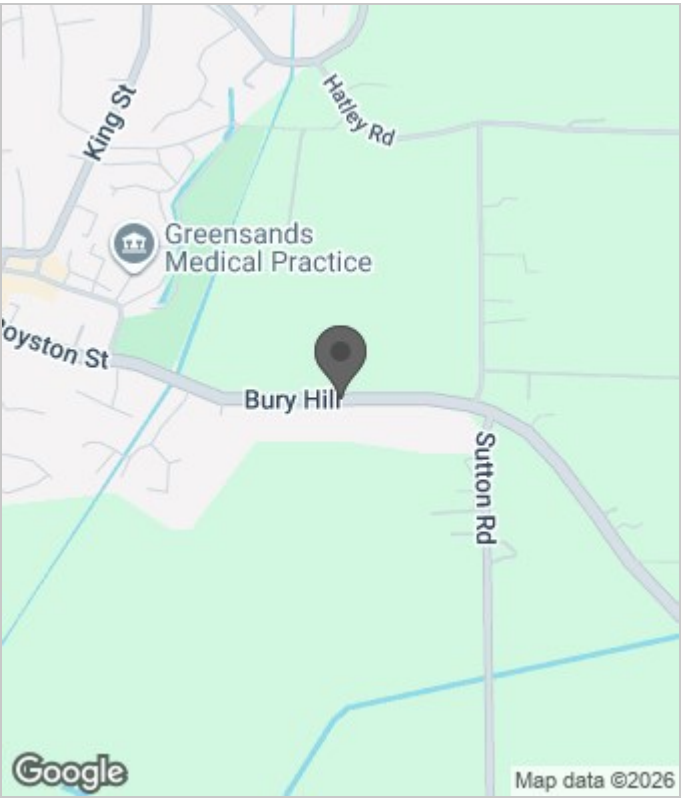


GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 406 sq.ft. (37.7 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) A	71	91
(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.