



Bury Hill, Potton, SG19 2RR
£292,500

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this three stunning three bedroom home set within this attractive Mews style development with beautifully landscaped and manicured communal grounds. This extremely well presented three bedroom home offers spacious, light and airy accommodation and benefits from separate dining room and lounge as well as a spacious entrance hall and fitted kitchen. Upstairs there are two double bedrooms and a third that could be used as a single bedroom or could make a great study. A family bathroom completes the internal rooms. There is double glazing and gas central heating via a fairly new combi boiler. Viewing is a must to really appreciate the quality of this lovely home and the environment it sits within!!

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

This is a beautifully presented three bedroomed home in a quiet setting and fantastic communal gardens.

AGENTS NOTE

- * The owner will own a share of the freehold
- ** The current charge is £600 per Annum which includes buildings insurance and maintenance including gardens of all communal areas.





Entrance

Entrance Hall

Kitchen

8'5 x 8'1 (2.57m x 2.46m)

Lounge

10'10 x 10'6 (3.30m x 3.20m)

Dining Room

9'4 x 8'6 (2.84m x 2.59m)

First Floor

Landing

Bedroom One

11'1 x 10'5 (3.38m x 3.18m)

Bedroom Two

10'3 x 9'5 (3.12m x 2.87m)

Bedroom Three

7'8 x 5'10 (2.34m x 1.78m)

Bathroom

Outside

Front

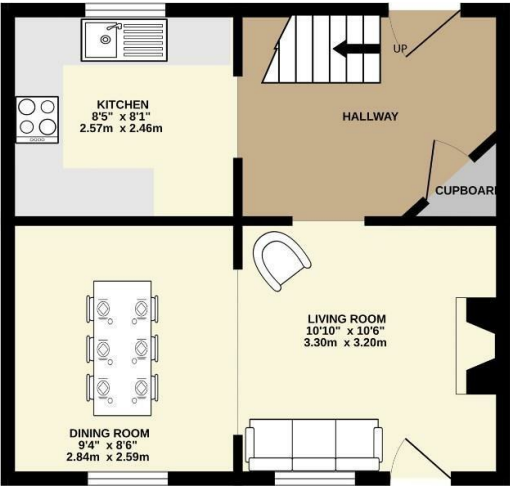
Communal Gardens

Parking

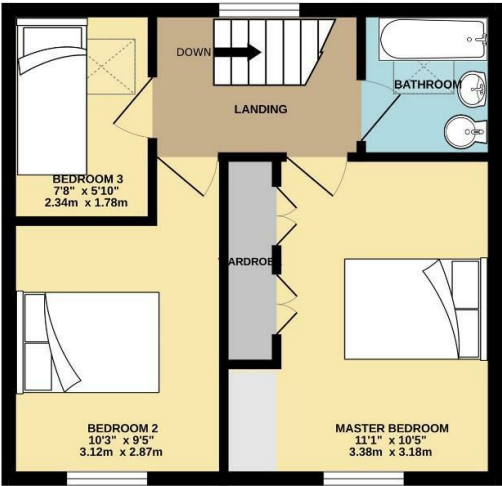
Agents Note



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

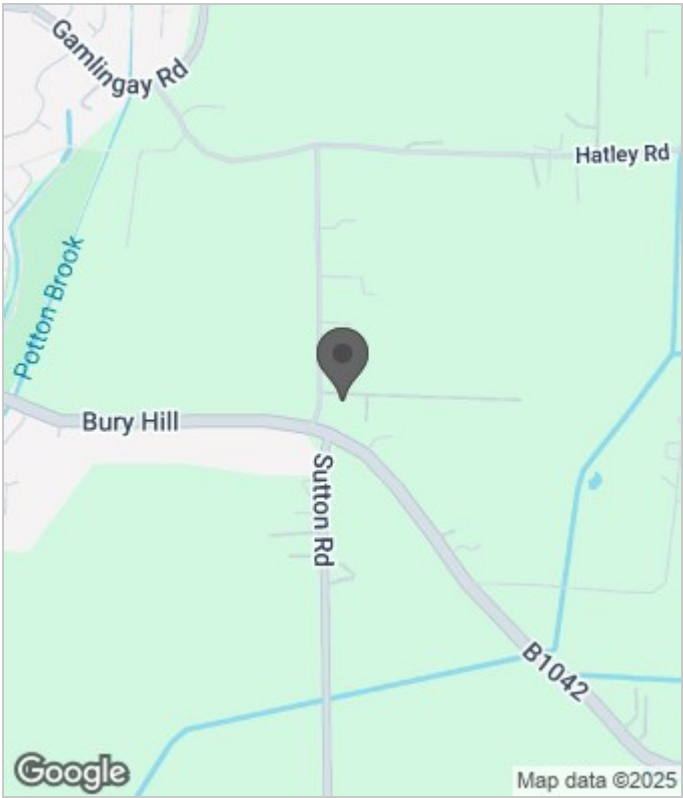


1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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