



Everton Road, Potton, SG19 2PB  
£270,000



LATCHAM ———  
————— DOWLING

ESTATE AGENTS

**\*\*\*STUNNINGLY REFURBISHED TWO BEDROOM TERRACED COTTAGE THAT OFFERS ALL THE BENEFITS OF A BRAND NEW HOUSE INSIDE\*\*\***

Having been extensively and meticulously refurbished, this gorgeous character home now offers an brand new interior, including a complete re-wire, a brand new gas fired central heating system (with an 'Ideal' combination boiler with 5 years warranty!!), a brand new kitchen (with built in appliances), a brand new ground floor bathroom as well as an EN SUITE SHOWER ROOM to bedroom one!!

Outside, there are two separate courtyard gardens, one of which is found behind the brick built outbuilding and is a completely private area to relax or entertain in.

Viewing is essential to fully appreciate the quality, finish and style of this wonderful home!!



#### **Entrance Via**

#### **Living Room**

13'2 x 12'4 (max into chimney recess)  
(4.01m x 3.76m (max into chimney recess))

#### **Inner hallway**

6'11 x 6'3 (2.11m x 1.91m)

#### **Bathroom**

6'10 x 5'6 (2.08m x 1.68m)

#### **Kitchen**

11'0 x 7'0 (3.35m x 2.13m)

#### **First Floor Landing**

#### **Bedroom One**

11'3 x 9'11 (3.43m x 3.02m)

#### **En Suite Shower Room**

6'8 max x 6'0 max (2.03m max x 1.83m max)





**Bedroom Two**  
9'7 x 6'10 (excluding door recess) (2.92m x 2.08m (excluding door recess))

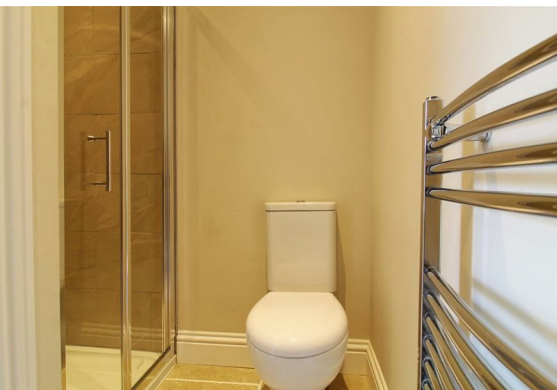
**Courtyard 1**

**Outbuilding**  
11'1 x 9'10 (3.38m x 3.00m)

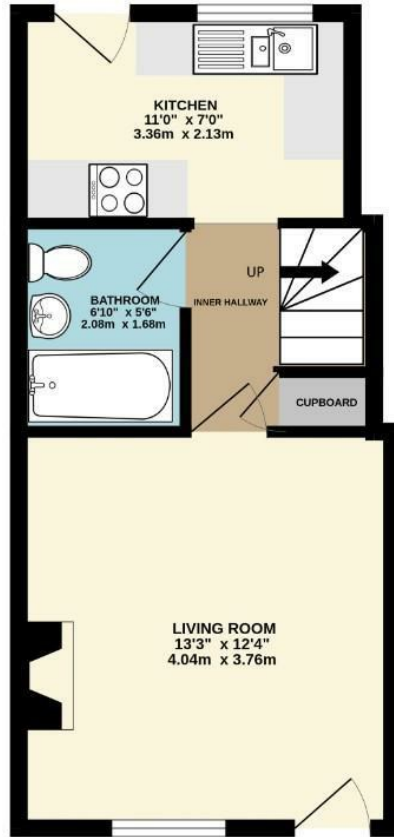
**Private Courtyard Garden**

**Front Garden**

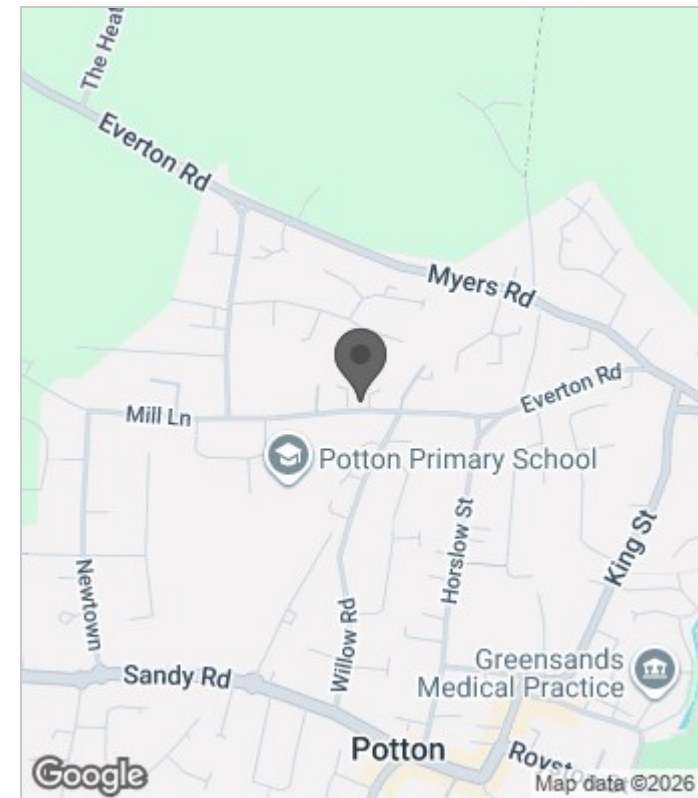
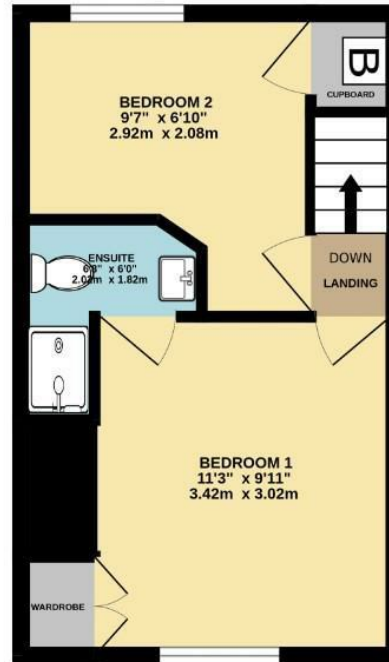
**Agents Note**




GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.  
While 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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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