



Yates Meadow, Potton, SG19 2EQ  
£225,000

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LATCHAM  
DOWLING

ESTATE AGENTS

**\*\*\*75% SHARED OWNERSHIP\*\*\***

We are pleased to offer to the market this immaculately presented **TWO LARGE DOUBLE BEDROOM** semi-detached home, located on the desirable 'Tall Trees' development and nestled in the heart of the charming Bedfordshire market town of Potton.

This fine home offers a welcoming hallway, spacious open plan living/dining/kitchen with French Doors leading to the rear garden, downstairs cloakroom, two huge double bedrooms plus a family bathroom. Externally the property benefits from a fully enclosed South West facing rear garden and two allocated parking spaces directly to the front of the property.

**Entrance Via**

**Entrance Hall**

12'8 x 6'9 (3.86m x 2.06m)

**Cloakroom**

4'11 x 3'9 (1.50m x 1.14m)

**Living Room**

14'10 x 14'8 (4.52m x 4.47m)

**Kitchen/ Dining Area**

12'7 x 7'8 (3.84m x 2.34m)

**First Floor Landing**

9'8 x 6'8 max (2.95m x 2.03m max)

**Bedroom One**

14'8 x 11'4 max 9'0 min (4.47m x 3.45m max 2.74m min)

**Bedroom Two**

14'8 x 8'5 max (4.47m x 2.57m max)

**Bathroom**

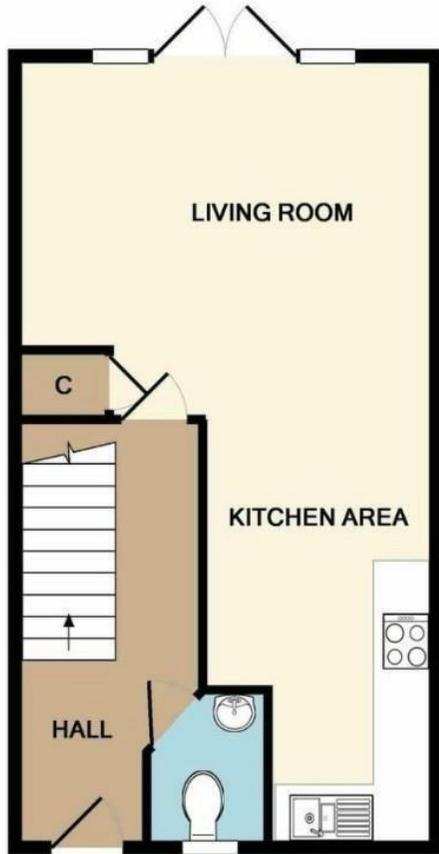
7'9 max x 7'5 (2.36m max x 2.26m)

**Rear Garden**

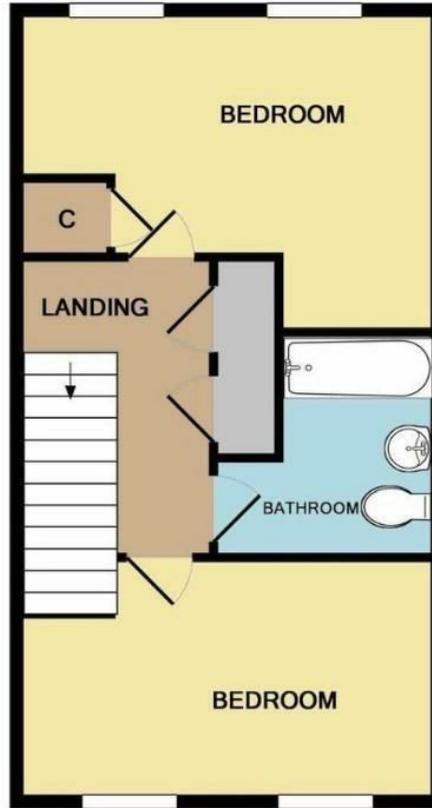




Front Of Property  
Agents Note



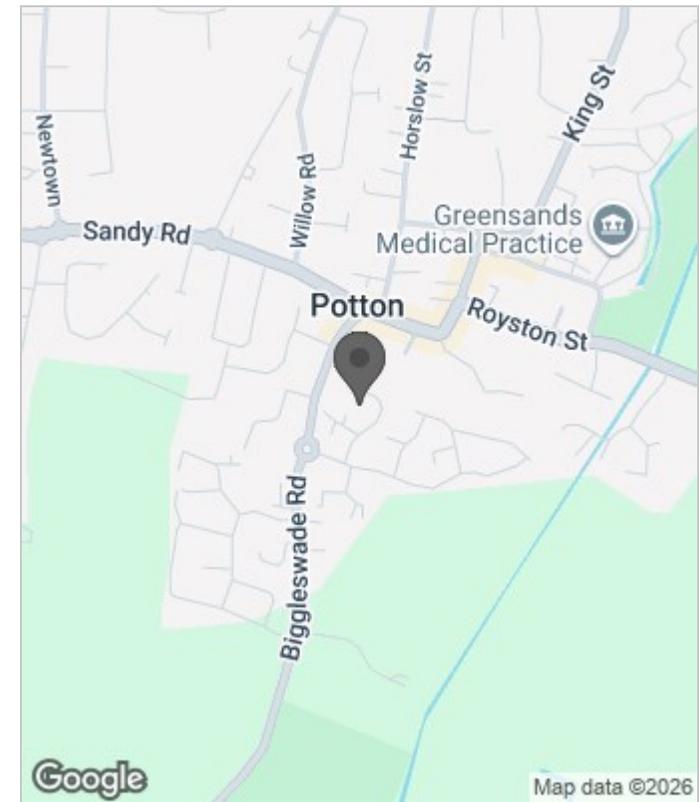
GROUND FLOOR  
APPROX. FLOOR  
AREA 409 SQ.FT.  
(38.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 409 SQ.FT.  
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	

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.