



Aldgate Close, Potton, SG19 2RU
£300,000

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented three bedroomed home. Downstairs there is a 15' lounge, separate dining room, re-fitted kitchen and a conservatory. Upstairs there are two double bedrooms and a single bedroom and a re-fitted shower room completes the first floor. Outside both the front and rear garden have been re landscaped with artificial grass. A real bonus being so close to the town centre is the benefit of a single garage with parking in front. There is Hive heating which also controls the lighting.

Potton is a market town and consists of several shops ,restaurants, schools and nurseries, doctors Surgery and sports facilities. It also has the option of both Sandy and Biggleswade train stations that run into St Pancras and are 3 and 4 miles away respectively.

As mentioned already the property is located within an easy walk of both the town centre and the Henry Smith playing field.

This is a very well presented home and viewing is highly recommended.

Entrance

Entrance Hall

Lounge

15'10 x 11'3 (4.83m x 3.43m)

Dining Room

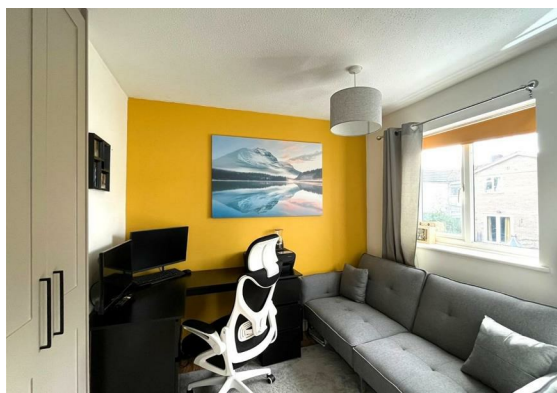
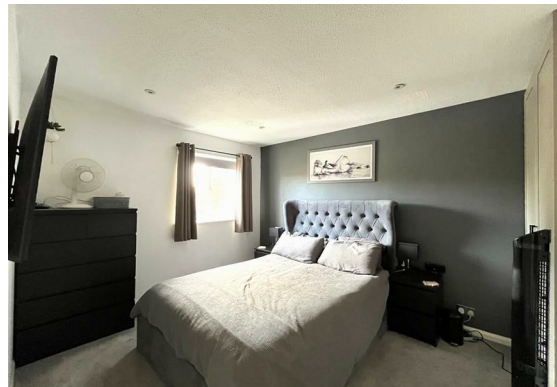
11'3 x 8'4 (3.43m x 2.54m)

Kitchen

11'3 x 7 (3.43m x 2.13m)

Conservatory

15'5 x 9'6 (4.70m x 2.90m)





First Floor

Landing

Bedroom One
11'8 x 9'8 (3.56m x 2.95m)

Bedroom Two
9'8 x 8'3 (2.95m x 2.51m)

Bedroom Three
11'3 max x 6'1 (3.43m max x 1.85m)

Shower Room

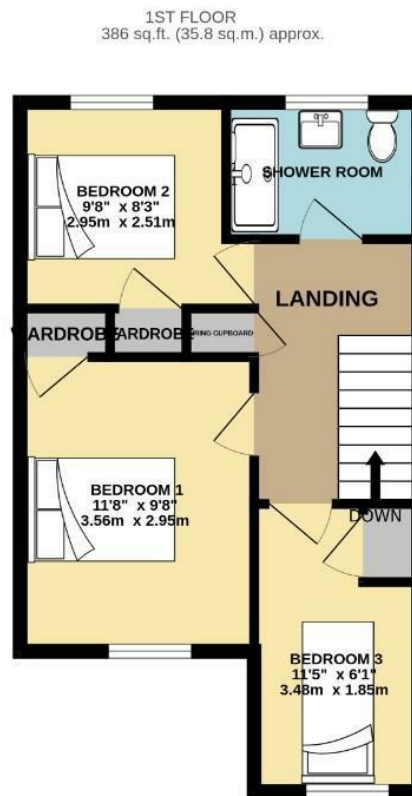
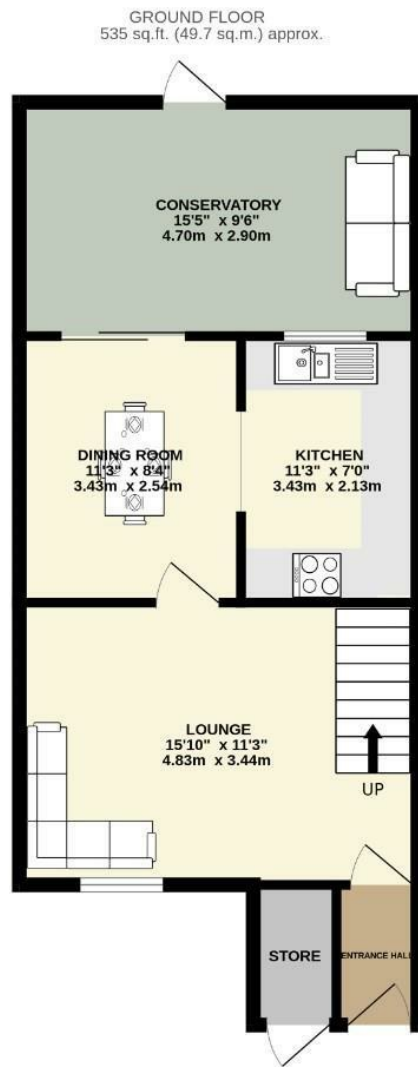
Outside

Rear Garden

Front Garden

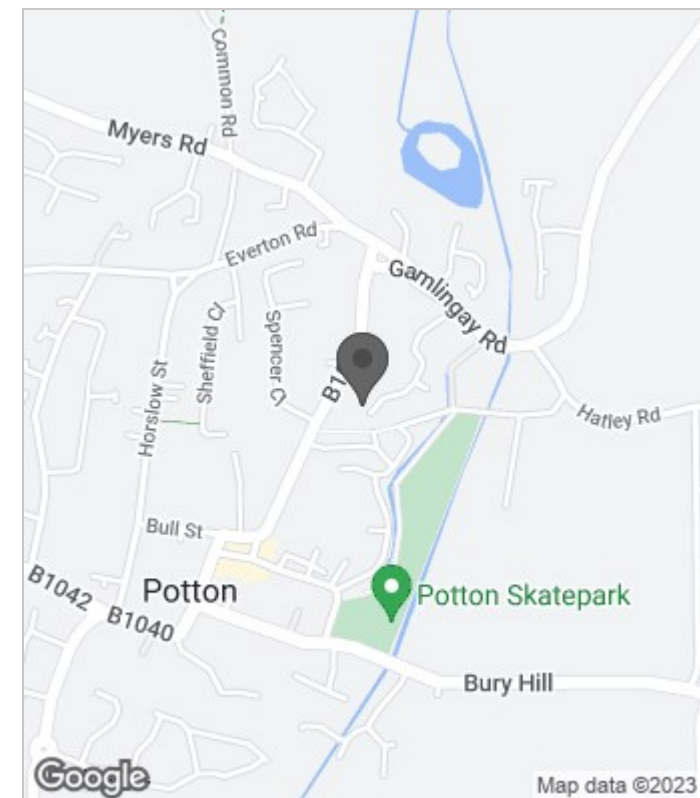
Garage





TOTAL FLOOR AREA : 920 sq.ft. (85.5 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		86
(81-91) B		
(69-80) C	69	
(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

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