



Hutchinson Rise, Potton, Sandy, Bedfordshire. SG19 2DZ

Satchells



## 2 Bedroom Terraced House £300,000 Freehold

Offered to the market is this attractive two-bedroom mid-terraced property. Modernly presented, this home offers comfortable and practical open living space, two allocated parking spaces and a garden; ideal for first time buyers.

Early viewing is strongly recommended to avoid disappointment.



- Two double bedrooms
- Open plan kitchen/living
- Two parking spaces
- Ground floor WC
- Modern kitchen
- Ideal first time buy
- EPC rating B. Council tax band C

## **Ground Floor**

### **Entrance:**

Laminate wood effect flooring. Doors to all rooms. Stairs leading to first floor. Radiator.

### **Cloakroom:**

A modern two-piece suite comprising a low-level WC and wash hand basin with splashback tiles. Double glazed window to front aspect. Wood effect flooring. Radiator

### **Open Plan Living/Dining:**

A bright and airy room with double glazed French doors opening into the rear garden. Storage cupboard. Opening into the kitchen. Radiator. Wood effect laminate flooring.

### **Open Plan Kitchen:**

A range of modern wall and base units with wood effect laminate work surfaces and upstands. Integrated electric oven with Four ring electric hob and extractor hood. Sink and drainer with mixer tap. Window to front aspect.

## **First Floor**

### **Bedroom One:**

A double bedroom with Two double-glazed windows to rear aspect. Built in double wardrobe. Carpeted and neutral decor. Radiator. Storage cupboard. Ceiling light.

### **Bedroom Two:**

A further double bedroom with Two double glazed windows to the front aspect. Carpeted and neutral decor. Ceiling light. Radiator.

### **Family Bathroom:**

A modern three-piece suite comprising a low level WC, wash hand basin and panelled bath with glass shower screen and shower over. Part tiled walls and laminate flooring. Ceiling light. Extractor fan. Radiator.

## **Outside**

### **Rear Garden:**

An easy maintenance garden mainly laid with artificial grass and a patio area for dining and entertaining. Storage shed.

## **Additional Information**

### **About The Area:**

Nestled in the south-east corner of Bedfordshire, close to the Cambridgeshire border, Pottton is a charming and characterful small market town with a rich history stretching back to Roman times. The town centre retains much of its historic character, boasting a number of notable buildings including the beautiful parish church of St Mary the Virgin, a fine 13th-century structure, and Pottton Hall, a Grade I listed building dating back to 1650. These landmarks serve as a reminder of the town's deep-rooted heritage and architectural significance.

Today, Pottton is a thriving and welcoming community, offering an excellent range of independent shops, eateries, pubs, cafés, and local businesses, all contributing to a lively yet unhurried way of life. With a population of around 3,000 residents, it strikes an ideal balance between village charm and everyday convenience.

For those who enjoy the outdoors, the surrounding countryside is truly exceptional. The area is popular with walkers and cyclists, and nearby attractions include the RSPB headquarters at The Lodge Nature Reserve, a stunning 100-acre woodland site with nature trails and wildlife observation facilities, as well as Paxton Pits Nature Reserve and Rushmere Country Park.

Well positioned for access to the nearby towns of Sandy and Biggleswade, and with good road connections to the wider region, Pottton appeals to a broad range of buyers and tenants seeking the very best of rural Bedfordshire living without compromising on amenity or accessibility.

### **Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Material information:**

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

- Water: Mains supply
- Electric: Mains supply
- Drainage: Mains supply
- Flood risk: Low
- Mobile/Phone: Good
- Tenure: Freehold
- Council Tax Band: C
- Council tax payable: 2,155.48PA

For further material information please contact the office marketing this property.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

# Satchells

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