



# 2, Potton Road

Biggleswade,  
Bedfordshire, SG18 0DX

**Freehold - Guide Price £210,000**

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properties

**\*\* BEING SOLD VIA MODERN METHOD OF AUCTION\*\*** This two bedroom ex Local Authority semi-detached home is in need of modernisation throughout and is situated on a corner plot offering plenty of potential and space to extend (STPP) within walking distance to the town centre and amenities. The property comprises; entrance hallway, lounge, kitchen, rear hallway, downstairs bathroom and to the first floor are two spacious bedrooms and a shower room. Externally the property provides a spacious plot with wrap around gardens. A great opportunity for investors which must not be missed!!

- Semi detached home
- Two spacious bedrooms
- Corner plot
- Front to back lounge/diner
- Ground floor bathroom & first floor shower room
- Great investment purchase!
- Council Tax band C / EPC rating F

## Ground Floor

### Entrance Hallway

Double glazed front door, stairs to the first floor, door to:

### Lounge/Diner

17' 1" x 10' 9" max (5.21m x 3.28m)

Double glazed windows to the front and rear aspect, two wall mounted electric storage heaters, coal effect electric fireplace with tiled surround and hearth, fitted cupboards, door to:

### Rear Hallway

Under stairs cupboard, built in storage cupboard, double glazed door to the rear, door to bathroom, space to:

### Kitchen

9' 0" x 8' 1" max (2.74m x 2.46m)

Double drainer stainless steel sink with taps over, space for fridge, wall mounted electric storage heater, double glazed window to the side aspect, larder with double glazed window to the front aspect, space for a freezer.

### Downstairs Bathroom

Low level flush WC, roll top bath, double glazed window to the rear aspect.

## First Floor

### Landing

Double glazed window to the rear aspect, doors to:

### Bedroom One

17' 1" x 9' 0" max (5.21m x 2.74m) ]

Double glazed window to the front and rear aspect, wall mounted electric storage heater.



## Bedroom Two

14' 2" x 9' 0" max (4.32m x 2.74m)

Two double glazed windows to the front aspect, wall mounted electric storage heater.

## Family Shower Room

7' 9" x 7' 6" (2.36m x 2.29m)

Low level flush WC, wash hand basin with pedestal, double shower cubicle, airing cupboard with hot tank and immersion heater, shaver point, shelving, extractor fan, wall mounted electric storage heater.

## External

### Wrap Around Garden

Situated on a corner plot with gated access to the front, mature shrubs, pathway leading to the front door and gated side access through to the rear. Fenced boundaries with off road parking leading to the single garage, two areas of mature shrubs, plants and vegetables, two timber sheds, pathway from the back door.

## Agent's Notes

### Auctioneer's Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

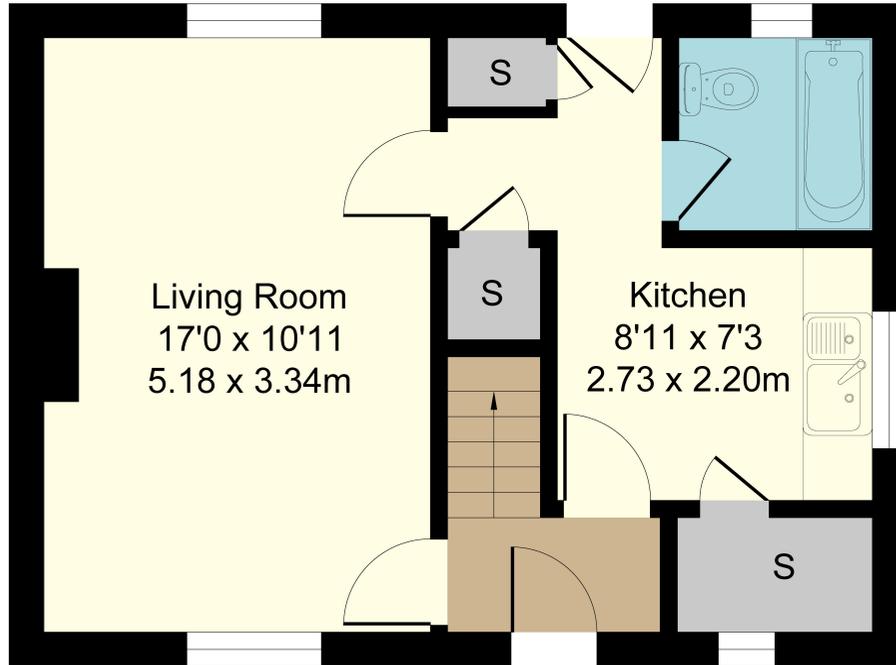




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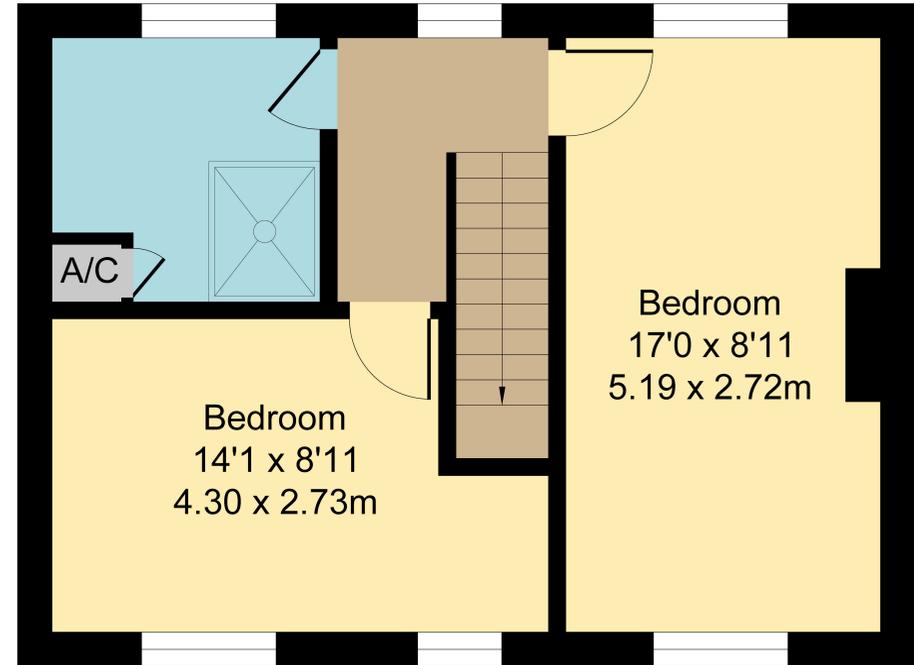
## Ground Floor

Area: 37.1 m<sup>2</sup> ... 399 ft<sup>2</sup>



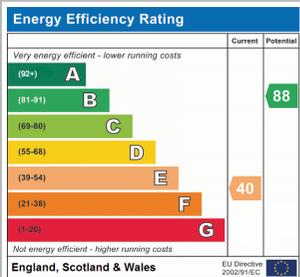
## First Floor

Area: 37.1 m<sup>2</sup> ... 399 ft<sup>2</sup>



Total Area: 74.2 m<sup>2</sup> ... 798 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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