



16, Newtown

Potton,
Bedfordshire, SG19 2QH
Leasehold £265,000

COUNTRY PROPERTIES
PART OF HUNTERS

IDEAL FOR FIRST TIME BUYERS This immaculately presented 2 bedroom ground floor maisonette with large landscaped rear garden and allocated parking to front is located on the outskirts of the market town of Potton. Property offers a modern fitted kitchen, modern 4 piece bathroom suite, spacious lounge and 2 bedrooms. An early viewing comes highly recommended.

- IDEAL FOR FIRST TIME BUYERS
- GROUND FLOOR MAISONETTE
- IMMACULATELY PRESENTED THROUGHOUT
- 2 BEDROOMS
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- MODERN 4 PIECE BATHROOM SUITE
- LANDSCAPED REAR GARDEN
- ALLOCATED PARKING TO FRONT
- VIEWING ADVISED

Accommodation

Entrance

Composite double glazed front door to side aspect with Yale security lock.

Hallway

14' 9" x 5' 4" narrowing to 2' 11" (4.50m x 1.63m)
Tiled flooring. Storage cupboard. Radiator. Doors leading to:-

Bedroom One

11' 6" x 9' 4" (3.51m x 2.84m)
uPVC double glazed window to rear aspect.
Radiator. Built-in triple wardrobe with sliding doors.

Bedroom Two

8' 11" x 8' 5" (2.72m x 2.57m)
uPVC double glazed window to front aspect with fitted shutters. Radiator.

Bathroom

9' 0" narrowing to 6' 6" x 6' 3" 2' 10" (2.74m x 1.91m)
Modern white 4 piece suite comprising of a low level WC, pedestal wash hand basin, bidet and enclosed fully tiled shower cubicle. Tiling to all splash back areas and floor. Wall mounted gas fired combi boiler. Chrome upright heated towel rail. Frosted uPVC double glazed window to rear aspect.

Lounge

16' 7" into bay window x 13' 5" (5.05m x 4.09m)
uPVC double glazed bay window to front aspect with fitted shutters. Twin radiator. Wall panels. Large storage cupboard. Part glazed door opening into:-

Kitchen

9' 10" x 9' 0" (3.00m x 2.74m)
Modern cream and black kitchen fitted with a range of wall mounted and base units with work surfaces over and under pelmet lighting. Sink and drainer unit. Tiled splash back areas. Built-in oven and NEFF induction hob with NEFF extractor over. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Tiled flooring. Kick space floor heater. uPVC double glazed window to rear aspect.



Outside

Front

Laid to lawn. Picket fence surrounding.

Parking

Allocated parking to the front of the property.

Rear Garden

Landscaped garden. Paved and lawn areas.
Outside tap. Large timber shed with power and light. Brick-built outbuilding. Timber fence surrounding.

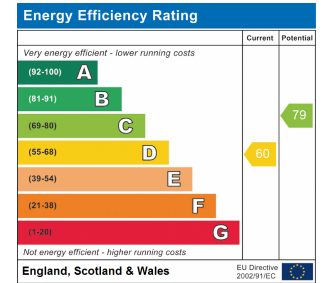
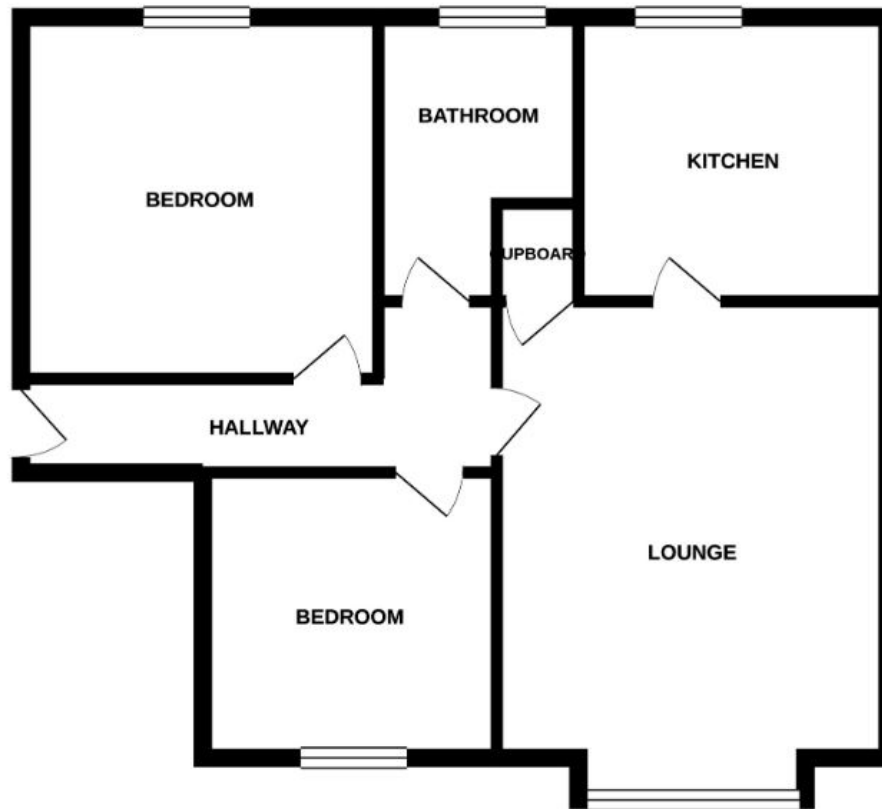
Lease Details

125 year lease from 19/10/1987.

Service, maintenance and ground rent charges:-
£58.95 per quarter, including buildings insurance.



GROUND FLOOR
57.7 sq.m. (621 sq.ft.) approx.



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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