



119, Potton Road

Biggleswade,
Bedfordshire, SG18 0ED
Freehold £285,000

country
properties

Situated within easy access of the local town centre this two bedroom character cottage is an ideal first time buy or investment purchase. Still with some exposed beams and open fireplaces, this well presented property has accommodation comprising of separate lounge and dining area, cellar with power and heating, galley kitchen, bathroom, two good size bedrooms, rear garden and outbuilding.

- Character cottage
- Two double bedrooms
- Open fireplaces
- Galley kitchen
- Separate lounge
- Dining area
- Cellar
- Rear garden with outbuilding
- Potential rental income circa £1300 PCM
- Council Tax Band C
- EPC Rating D

Ground Floor

Entrance

Stairs rising to the first floor, door to:

Lounge

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to the front aspect, wood effect laminate flooring, radiator, open fireplace with timber surround and granite hearth, coving, opening to:

Dining Room

11' 2" x 9' 5" (3.40m x 2.87m)

Double glazed window to the rear aspect, laminate wood effect flooring, radiator, coving, exposed brick open fireplace (currently not in use) with built in cupboards and shelving, stairs descending down to the cellar.

Cellar

11' 0" x 10' 1" (3.35m x 3.07m)

Double glazed window to the front aspect, carpet, double radiator, light and power.



Galley Kitchen

10' 5" x 6' 2" (3.17m x 1.88m)

Matching wall and base units, space for a fridge/freezer and dishwasher, inset gas oven and hob, stainless steel sink, double glazed window to the side aspect, utility area with cupboards, space and plumbing for a washing machine, space for a tumble dryer, double glazed door to the side aspect, door to:

Bathroom

Panelled bath with mixer taps and rainfall shower over, wash hand basin with vanity unit below, low level flush WC, tiled flooring, double glazed window to the rear aspect, tiled surround, inset spotlights, heated towel rail, extractor fan.

First Floor

Landing

Access to loft space.

Bedroom One

11' 3" x 10' 6" max (3.43m x 3.20m)

Double glazed window to the front aspect, built in cupboard, radiator, original cast iron fire.

Bedroom Two

12' 5" x 9' 3" narrowing to 6'3" (3.78m x 2.82m)

Two double glazed windows to the rear aspect, two radiators, laminate flooring.

External

Rear

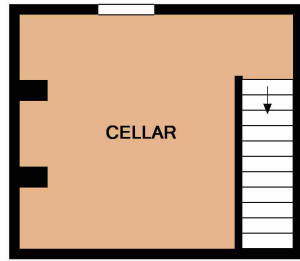
Rear garden enclosed by brick and fenced boundaries, raised area laid to shingle providing a patio, pathway to external outbuilding and gated access to alley leading to front.

Front

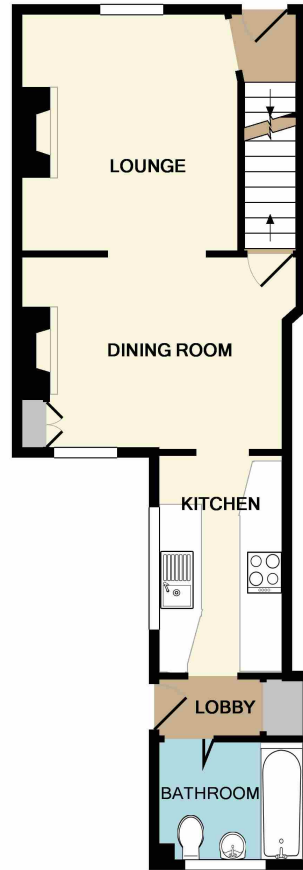
Front garden with brick boundaries and gated access leading to pathway to front door.



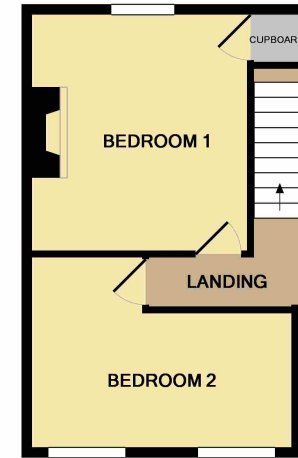




BASEMENT LEVEL
APPROX. FLOOR
AREA 150 SQ.FT.
(13.9 SQ.M.)



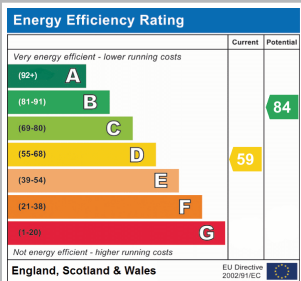
GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 273 SQ.FT.
(25.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.6 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
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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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