



Potters Cross, Wootton, Bedford MK43 9JG

WALDENS ESTATE AGENTS



Potters Cross
Wootton
Bedford
MK43 9JG

£250,000

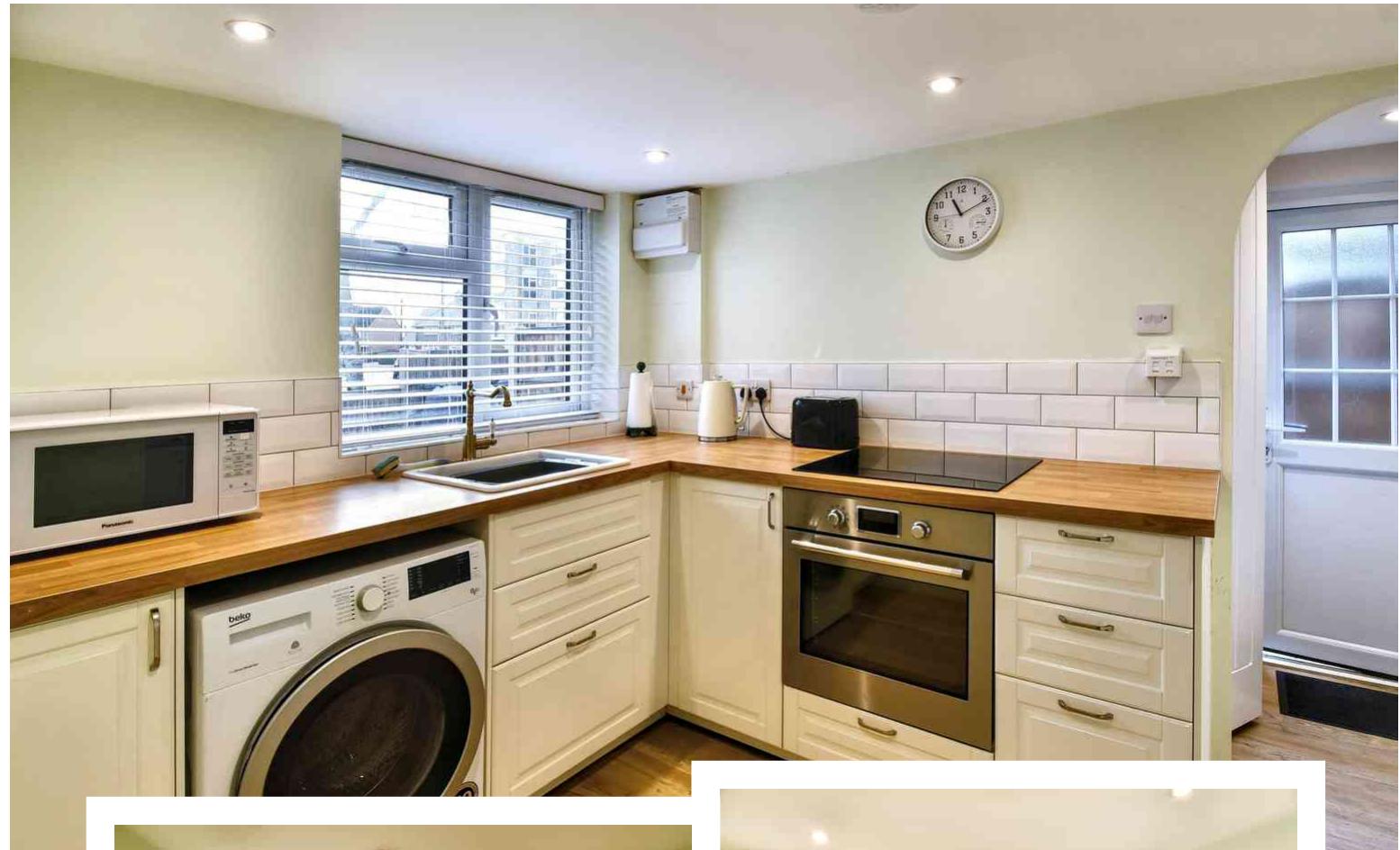
Unique opportunity to purchase this one bedroom detached house which has been improved by the seller. New heating system has been installed, rewired, new windows and the garden redesigned and improved and recently installed new fencing.

- One Bedroom Detached House
- Replaced boiler and radiators
- Rewired
- Double Glazed Windows Installed by Current

Sellers

- Shower Room
- Delightful Low Maintenance Garden
- Fitted Wardrobes to Bedroom
- No Onward Chain

- Council Tax Band A
- Energy Efficiency Rating D



Located in the heart of Wootton, this property enjoys a highly convenient setting within walking distance of local schooling, the post office, a convenience store, and picturesque country walks. The location also offers excellent transport links, with easy access to the A421 and A428, connecting onward to the A1 and M1.



Entering the property, you step into the hall with stairs rising to the first floor and a useful under-stairs storage cupboard. There is a door to the W.C. with wash hand basin, as well as a separate shower room fitted with a shower and heated towel rail. The kitchen is equipped with a range of units, a built-in oven and hob, and plumbing for a washing machine. A window overlooks the front aspect. An opening leads through to the lounge, which features double doors opening out to the rear garden. On the first floor, the bedroom is spacious, with a window to the front elevation and a built-in wardrobe. Outside, the garden is fully enclosed by recently installed wooden fencing and features an artificial lawn, mono-block paving, and decorative stones. Gated access to the front. Parking is available to the front of the property.

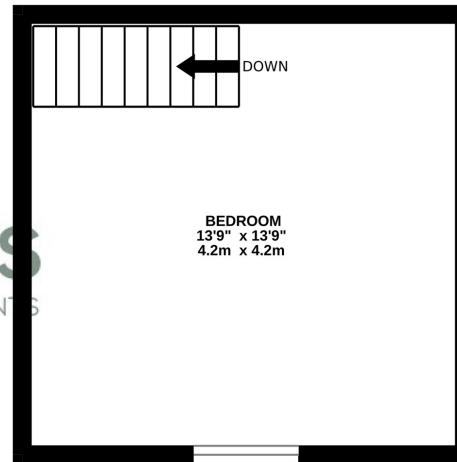
It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected.



GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
191 sq.ft. (17.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	95
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 462 sq.ft. (42.9 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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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide-angled lens. Where a floor plan has been provided, this is for guidance purposes only.

