



Potters Cross, Wootton, Bedford MK43 9JG

WALDENS ESTATE AGENTS





Potters Cross
Wootton
Bedford
MK43 9JG

£260,000

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



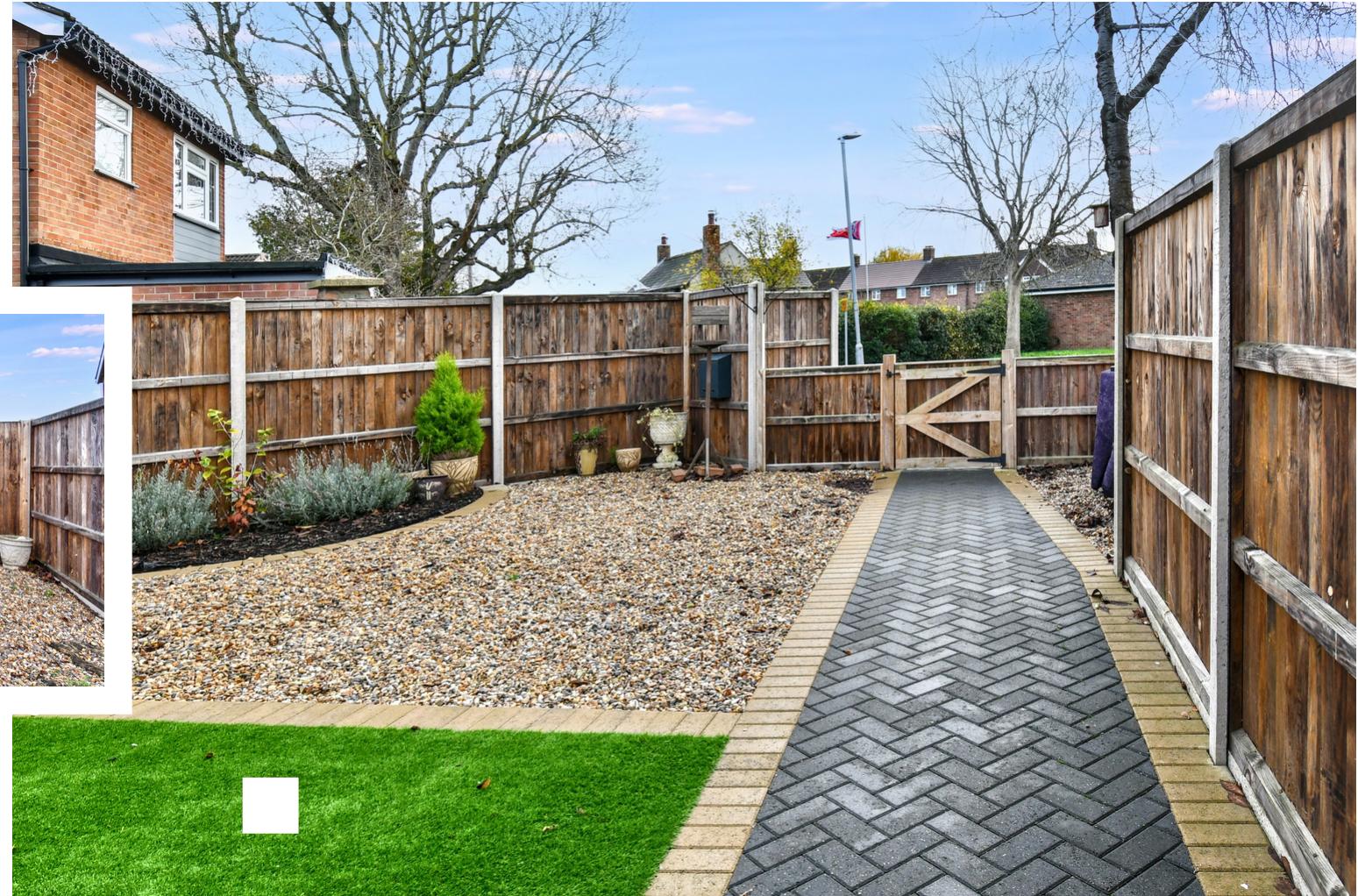


Entering the property, you step into the hall with stairs rising to the first floor and a useful under-stairs storage cupboard. There is a door to the W.C. with wash hand basin, as well as a separate shower room fitted with a shower and heated towel rail. The kitchen is equipped with a range of units, 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.





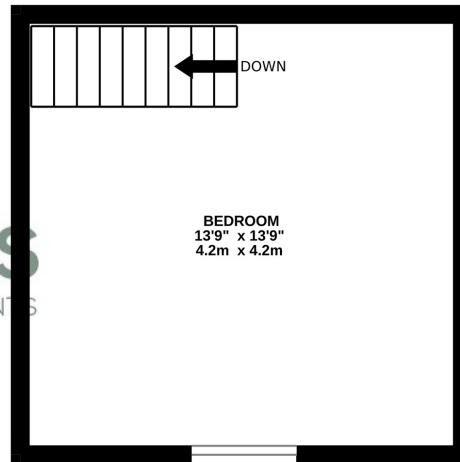


Located in the heart of Wootton, this property enjoys a highly convenient setting within walking distance of local schooling, the post office, a convenience store, and picturesque country walks. The location also offers excellent transport links, with easy access to the A421 and A428, connecting onward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

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	

WALDEN'S
ESTATE AGENTS

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.
Made with Metropix ©2023

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

Waldens Estate Agents Limited for themselves and for the vendors or lessor of this property whose agents are to give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Waldens Estate Agents Limited has any authority to make or give any representation or warranty or relation to this property.

