



Bury Hill, Potton, Bedfordshire. SG19 2RR





## 3 Bedroom Terraced House

### Asking Price £274,000

### Share of Freehold

A unique, three-bedroom barn conversion rarely available to the market, offering spacious accommodation throughout, beautiful south-facing gardens and allocated off-road parking.

- Rare to the market
- Spacious three bedroom home
- Beautiful south facing communal gardens
- Allocated off road parking
- Ready to move into
- Ideal first time buy or investment
- Property - Share of Freehold
- Land - Leasehold - 89 Years Remaining
- Service charge - £50 per month
- EPC rating D. Council tax band B

## **Ground Floor**

### **Entrance Hall:**

Wooden front door. Hard wood flooring. Storage cupboard. Doors to kitchen and living room. Stairs to first floor with storage underneath. Radiator.

### **Living Room:**

Abt. 10' 11" x 10' 7" (3.33m x 3.23m) Hard wood flooring. Radiator. Upvc double glazed windows with fitted shutter blinds. Composite door to gardens. Feature electric fire with mantelpiece. Opening into:

### **Dining Room:**

Abt. 9' 5" x 8' 7" (2.87m x 2.62m) Hard wood flooring. Radiator. Upvc double glazed window with fitted shutter blinds.

### **Kitchen:**

Abt. 8' 6" x 8' 0" (2.59m x 2.44m) Matching wall and base units with granite effect laminate worktops over. Stainless steel sink and drainer. Space for white goods. Upvc double glazed window over sink with fitted shutter blinds. Electric hob and oven (gas connection capped off) with extractor

hood over. Hard wood flooring. Radiator. Gas combination boiler fitted approx. 2016, serviced annually.

## **First Floor**

### **Landing:**

Carpet flooring. Doors to bedrooms and bathrooms. Loft access – fully boarded.

### **Master Bedroom:**

Abt. 11' 1" max x 10' 6" (3.38m x 3.20m) Carpet flooring. Upvc double glazed window with fitted shutter blinds. Radiator. Fitted wardrobes.

### **Bedroom Two:**

Abt. 9' 5" x 8' 10" (2.87m x 2.69m) Carpet flooring. Upvc double glazed window with fitted shutter blinds. Radiator.

### **Bedroom Three:**

Abt. 7' 10" x 5' 11" (2.39m x 1.80m) Carpet flooring. Double glazed velux window. Radiator.

### **Family Bathroom:**

Fitted bath with shower hand attachment, low level wc and handwash basin. Tiled splashback areas. Extractor fan. Double glazed velux window. Vinyl flooring.

**External  
Outside:**

Storage cupboard to rear entrance. Front garden (see boundary plan) situated within use of south-facing communal gardens with 'bandstand'. One allocated parking space with ample visitor parking.

**Location:**

This lovely home is situated in a quiet and secluded private close, just a stones throw from the idyllic market town, Potton.

Potton offers an array of popular eateries such as

O'Sarracino Italian restaurant and The Coach House, as well as a number of public houses, Lucy's Bakery, Clayton Family Butchers and other shops including a Tesco Express. You will also find Greensands doctor's surgery and excellent local schooling, as well as stunning nature walks through Deepdale and Pegnut Woods.

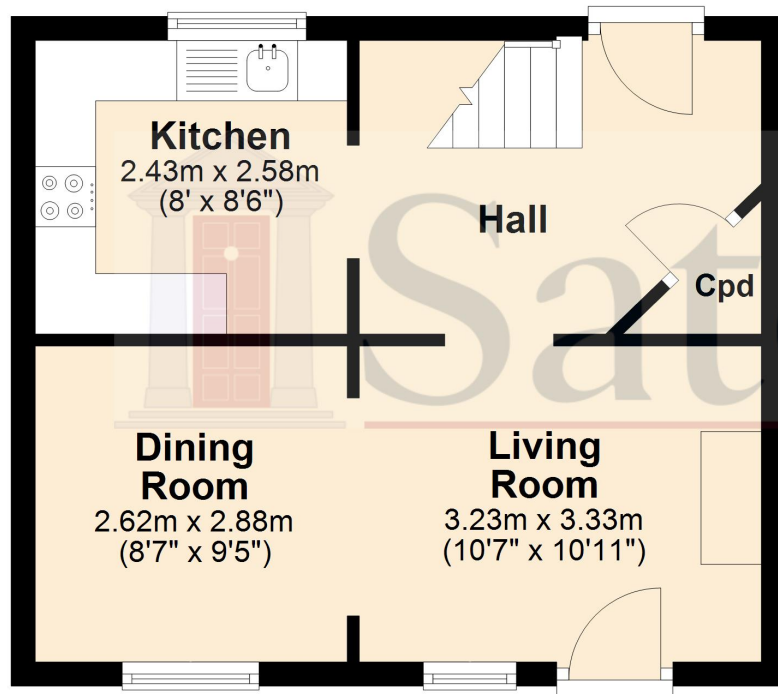
Potton offers excellent road links to the A1(M) nearby and the nearest train station is about 3 miles away in Sandy, reaching London Kings Cross in approx. 50 minutes.



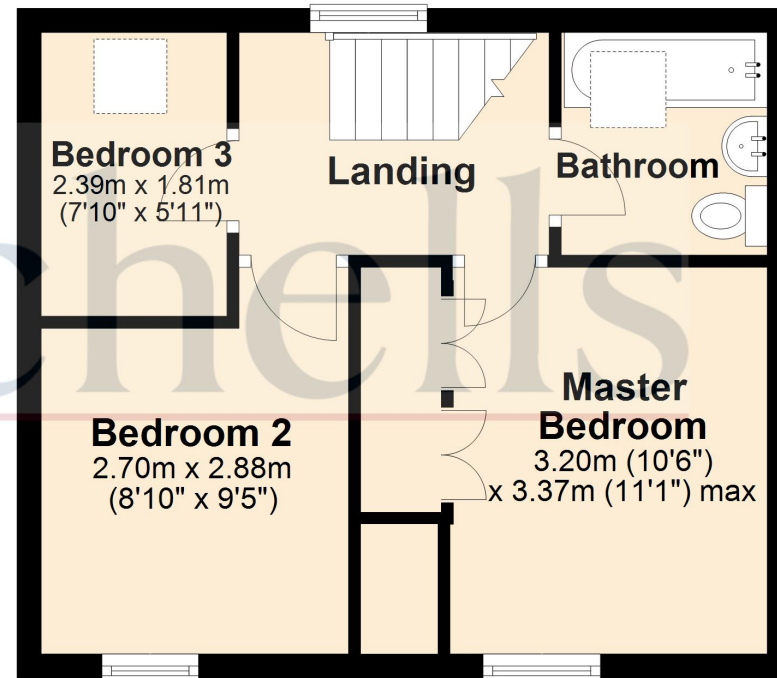


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.