



**Astwood Close**

Potton, Sandy SG19 2SF

**Guide Price £230,000-£240,000**

# Property Features

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- CHAIN FREE
- End of Terrace
- Newly fitted kitchen
- Off road Parking
- Cul de sac location
- Popular market town
- Well Presented
- Two bedrooms
- Viewing Highly recommended
- Breakfast bar

## Full Description

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**\*\* GUIDE PRICE £230,000-£240,000 \*\* CHAIN FREE\*\***

This two bed end terraced property situated in a quiet cul de sac location, of the popular market town Potton. The property itself is boasting new kitchen and uPVC double glazing, lounge, kitchen/diner with built in appliances, two good size bedrooms and family bathroom. Externally the property offers fully enclosed rear garden and driveway for two vehicles. Viewing is highly Recommended

Potton is a small historic town with a variety of shops located around the central Market Square. There are doctors, dentist, library, local lower and middle schools and public houses serving food. For the commuter Nearby Sandy and Biggleswade both have fast rail services and the A1, M11 and A14 are within easy reach

### ENTRANCE HALL

### KITCHEN/BREAKFAST ROOM

11' 2" x 8' 4" (3.4m x 2.54m)

### LOUNGE

13' 6" x 12' 0" (4.11m x 3.66m)

### FIRST FLOOR

Access to loft space

### MASTER BEDROOM

11' 8" x 11' 3" (3.56m x 3.43m)

### BEDROOM

11' 9" x 7' 1" (3.58m x 2.16m)

### BATHROOM



## EXTERNALLY

### REAR GARDEN

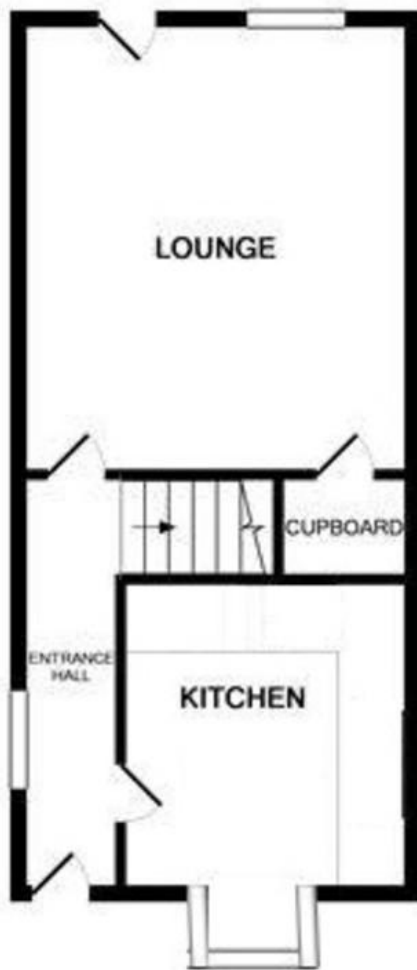
Enclosed by timber fence, outside light, raised flower and shrub beds with sleepers retaining. Central square patio with gravel surrounding. Additional paved sun patio

### FRONT GARDEN

Paved pathway to front door with gravel to both sides, Two parking spaces to front of front garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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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