



HARVEY ROBINSON

Guide Price

£177,500

Ingle Crescent

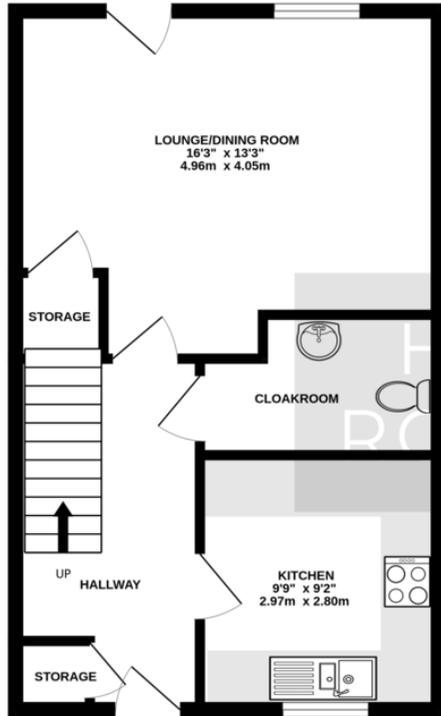
Potton, SG19 2FY

We are delighted to offer for sale on a 50% SHARED OWNERSHIP basis this beautifully presented three bedroom semi-detached family home located within the popular market town of Potton. Constructed in 2020 by Dandara Homes and in lovely condition throughout, the accommodation in brief consists of a fully fitted kitchen with integrated appliances, cloakroom and a spacious lounge/dining room with French doors opening to the rear garden. The three bedrooms and a family bathroom can be found occupying the first floor. Outside the property has a generous enclosed rear garden and two allocated car parking spaces to the front. Becoming a hugely sought-after location, Potton is serviced well with the Historic Georgian Square in the town providing busy local shops to include convenience stores, hair salons, fish and chip bars, takeaways, public houses, hardware stores, a hotel and many more with the Town Clock being a focal point. Primary Schooling is also present. For the commuter, train stations providing access into London Kings Cross and St Pancras within the hour can be found at Biggleswade and Sandy towns. This home must be viewed to be fully appreciated. For further information and to arrange your own private viewing, please contact our Biggleswade estate agent offices.

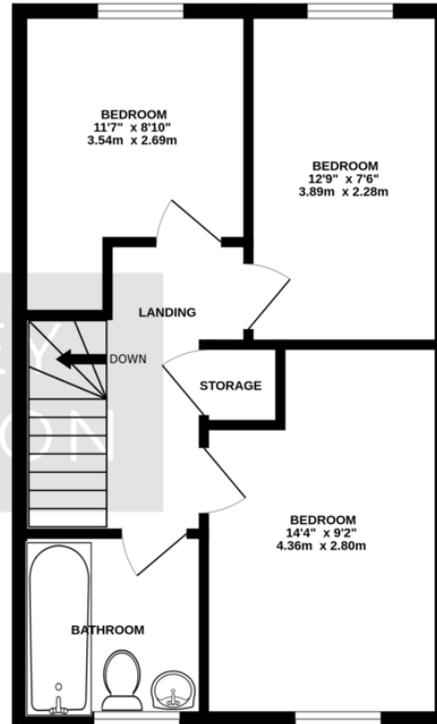




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.3 sq.m.) approx.
Made with Metropix ©2025

FAQs

Property Tenure: Leasehold
Property Built: 2020
Council Tax Band: D
EPC Rating: B
Share of Purchase: 50%
Rent on Remaining Share: £604.61
Service charge £ 0.00
Estate charge £16.66
Buildings insurance £12.46
Management fee £ 8.33
Reserve fund payment £ 0.00
Total monthly payment excluding rent £37.45
Leasehold length: 125 Years from new
Lower School Catchment: Potton Lower
Middle School Catchment: Burgoyne
Upper School Catchment: Sandy / Stratton
Postcode for SatNav: SG19 2FY
What3Words Location:
/////tw inking.essential.indicates

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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