ten sales & lettings

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Property Features

- AVAILABLE IMMEDIATELY
- DETACHED FAMILY HOME
- SEPARATE STUDY
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- GARAGE AND DRIVEWAY
- SPACIOUS DINING ROOM
- GENEROUS LIVING ROOM



This fantastic four bedroom detached family home is situated in a sought-after location within close proximity to St Neots town, local shops, pharmacy, main road links and in catchment to desirable schools.

The property is comprised of a downstairs cloakroom, study, kitchen, spacious lounge & dining room, four bedrooms and a family bathroom. It also boasts a generous enclosed rear garden and garage with driveway.



Room Details & Dimensions

Entrance Hall

Double glazed door to front. Radiator. Doors to cloakroom, study and dining room.

Cloakroom

Double glazed frosted window to side. Low level WC. Wash hand basin. Radiator.

Study

8' 2'' x 6' 9'' (2.49m x 2.06m)

Double glazed window to side. Radiator.

Dining Room

17' 4'' x 8' 8'' (5.28m x 2.64m)

Double glazed window to front. Radiator. Stairs to landing.

Kitchen

13' 8'' x 7' 7'' (4.16m x 2.31m)

Double glazed window to side. Double glazed side door. Fitted kitchen with wall and base units, worktops, stainless steel sink/drainer and electric cooker, hob and cooker hood. Space for washing machine and fridge/freezer. Understairs storage cupboard.

Lounge

16' 9'' x 13' 2'' (5.10m x 4.01m)

Double glazed window to side. Double glazed sliding patio doors to rear garden. Radiator.





Landing

Stairs from dining room. Double glazed window to rear. Doors to all bedrooms and bathroom. Airing cupboard. Loft access.

Bedroom One

13' 5" x 10' 1" (4.09m x 3.07m)

Double glazed window to rear. Radiator.

Bedroom Two

10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window to front. Radiator.

Bedroom Three

10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window to rear. Radiator.

Bedroom Four

10' 2" x 6' 6" (3.10m x 1.98m)

Double glazed window to front. Radiator.

Family Bathroom

Double glazed frosted window to front. Low level WC. Wash hand basin. Bath with mixer taps and shower over.





Rear Garden

Fence and wall enclosed rear garden with lawn, a variety of shrubs, seating area, side gated access and side door to garage.

Garage and parking

Garage with side door and front up & over door. Parking in front of garage.

Additional information

Tenure: Freehold
Lease length: N/A
Ground Rent: N/A
Service Charge: N/A
Construction Type: Traditional Brick
Parking: Garage and driveway
Electric supply: Mains Electricity
Water supply: Mains water
Sewerage: Mains Sewerage
Heating supply: Gas central heating
Mobile Signal: Good
Broadband Signal: Very Good
Council Tax: D
Rights or Restrictions: None disclosed by owner
Listed Building Status: No
Conservation Area: No
Any Public Rights Of Way Across Title: No
Any Planning Permissions & Development Proposals: No
Any floods in last 5 years: No
Accessibility & Adaptions: None






experience better



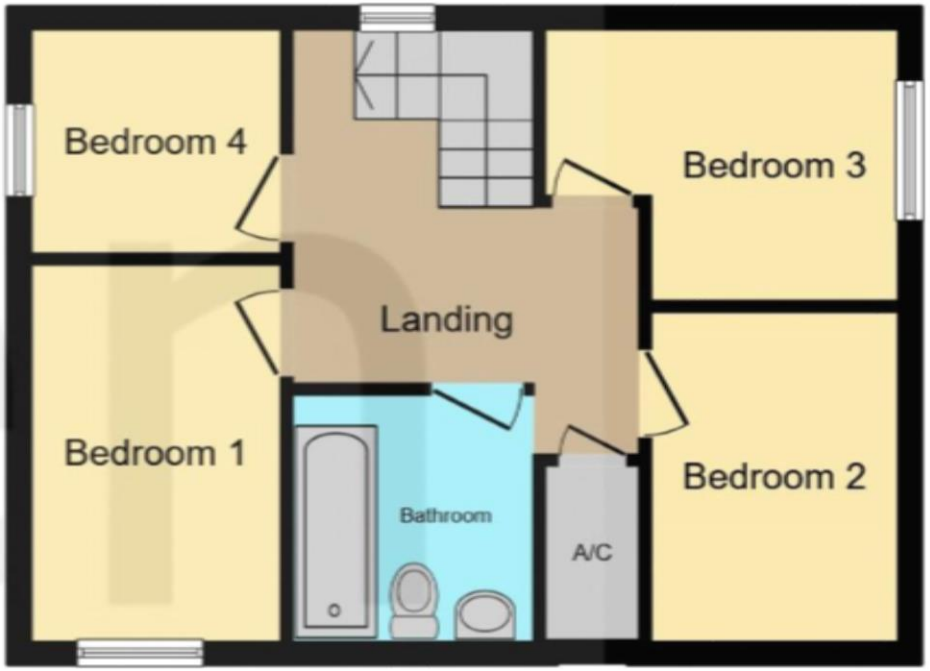

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Floorplan



Ground Floor



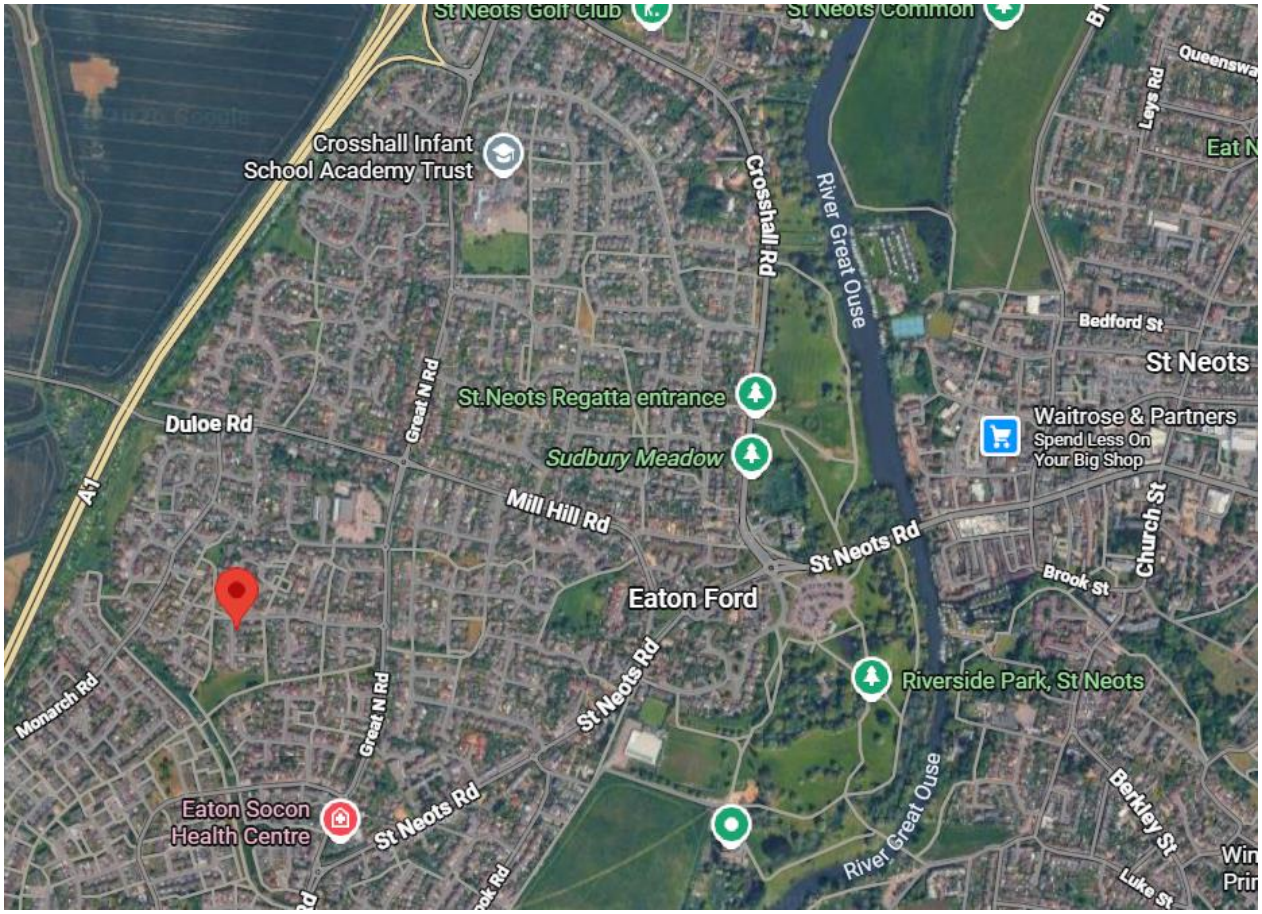
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Council Tax Band:	D
Local Schools:	Crosshall Primary
EPC Rating:	C
Tenure:	Freehold
Term Remaining:	n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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