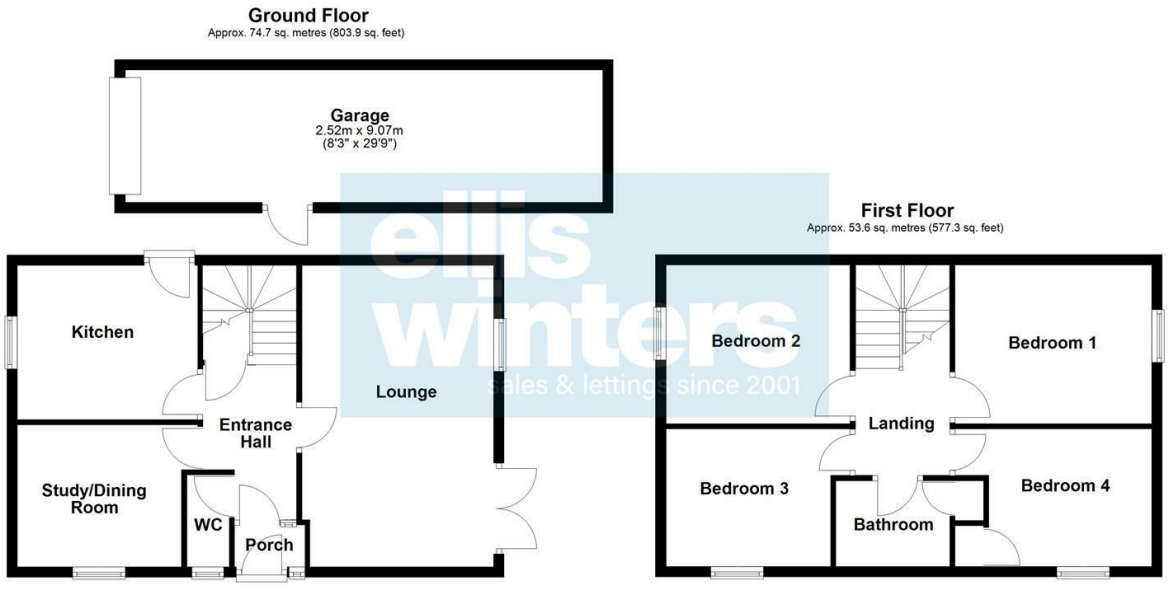


Total area: approx. 128.3 sq. metres (1381.3 sq. feet)

Ground Floor

Porch

Entrance Hall

WC

Lounge
5.76m (18'11") x 3.64m (11'11") max

Study/Dining Room
3.12m (10'3") x 2.70m (8'10")

Kitchen
3.42m (11'3") x 2.93m (9'7")

First Floor

Landing

Bedroom 1
3.73m (12'3") x 3.15m (10'4")

Bedroom 2
3.49m (11'5") x 3.15m (10'4")

Bedroom 3
3.49m (11'5") x 2.56m (8'5")

Bedroom 4
3.73m (12'3") x 2.56m (8'5")

Bathroom

Outside
To the front and side of the property is an open plan, mature garden laid mainly lawn with established plants, trees and shrubs. To the rear of the property is a driveway, and a detached, extended, garage, that has power and light connected, and a gate providing access to the side garden. To the side is a generous garden laid mainly to lawn with paved patio seating areas, mature plants and borders.

Further Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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GUIDE PRICE

£375,000

Collingwood Road

St. Neots, , PE19 8JQ

PROPERTY SUMMARY

*** GUIDE PRICE £375,000-£400,000 ***
An established, well-proportioned, detached family home in a popular location. This superb property features two reception rooms, a modern kitchen, a cloakroom, four double bedrooms, and a family bathroom. There is a generous side garden, a driveway and an extended garage. The property is within short distances of amenities, and public transport links. This home is well-suited to commuters, being a short distance of St Neots mainline train station to London and the north, along with the A1 South and North, and the A428 to Cambridge. Offered with no onward chain.

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