

Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(13-38)
G	(1-12)
Very energy inefficient - higher running costs	

England, Scotland & Wales	
Current Rating	Estimated Energy Cost
79	£100-120
70	£120-150

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 Illustration for identification purposes only.
 Measurements are approximate, not to scale.



Approximate Cross Internal Area
 Ground Floor = 66.2 sq m / 712 sq ft
 First Floor = 43.4 sq m / 467 sq ft
 Second Floor = 16.6 sq m / 179 sq ft
 Total = 126.2 sq m / 1,358 sq ft





- ATTRACTIVE PERIOD PROPERTY.
- THREE DOUBLE BEDROOMS.
- LARGE CONSERVATORY.
- PARKING FOR TWO CARS.

- VERSATILE ACCOMMODATION OVER THREE FLOORS.
- EN-SUITE TO PRIMARY BEDROOM.
- ENCLOSED GARDEN.
- NO FORWARD CHAIN.

Introduction.

A well presented character property situated on desirable Crosshall Road and within convenient walking distance of St Neots town centre and the Riverside Park.

The accommodation is over three floors with a Lounge, Kitchen and Conservatory to the ground floor. Two of the double Bedrooms and the family Bathroom can be found on the first floor, the primary bedroom also has an En-Suite Shower Room. The remaining Bedroom is on the third floor.

Views to the front over to the Riverside Park and a fully enclosed garden at the rear. Beyond the garden there is a block paved parking area where there is space for two vehicles.

Offered for sale with NO FORWARD CHAIN.

Ground Floor

Accommodation

PVCu door with frosted side light to

Entrance Hall

stairs to the First Floor Landing, under stairs storage cupboard, radiator

Lounge

two PVCu double glazed windows to the front aspect, coved ceiling, TV point, two radiators

Kitchen

base and eye level cupboards, drawer units, work surfaces with one and a half bowl sink unit, plumbing for dishwasher and washing machine, integrated oven and hob with extractor, radiator, tiled floor, glazed door to the Conservatory

Conservatory

brick base with PVCu double glazed windows and French doors to the rear garden, two electric radiators

First Floor

First Floor Landing

loft access

Bedroom One

PVCu double glazed window to the front aspect, coved ceiling, radiator

En-Suite Shower Room

corner shower, W.C, pedestal wash basin, frosted PVCu double glazed window

Bedroom Two

PVCu double glazed window to the rear aspect, coved ceiling, radiator

Bathroom

bath with shower, pedestal wash basin, W.C, frosted PVCu double glazed window, towel radiator, airing cupboard housing gas fired boiler

Second Floor

Loft Room / Bedroom Three

window to the front aspect, radiator

Outside

Garden & Parking

a fully enclosed rear garden, laid to lawn with flower and shrub borders. Gated access to the block paved parking area at the rear with space for two vehicles

