Directions

PE19 1TY.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any 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 advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 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.

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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BENNETT LORUSSO PROPERTY AGENTS

52 Sandwich Road, St Neots, Cambridgeshire. PE19 1TY.

Offers Around £325,000

An extended three bedroomed semi-detached home situated on a corner plot in a good residential area with easy access to schools, parks, local shops and the mainline station. This chain free home has generously sized and versatile accommodation including a living room, dining room, conservatory, family room, cloakroom, kitchen/breakfast room and a modern first floor bath/shower room. Outside there is a low maintenance rear garden and ample space to the front/side for off road parking. A great family home and early viewing is well advised.

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Ground Floor

Entrance Hall Double glazed composite entrance door, feature window, laminate wood effect flooring, radiator, stairs to the first floor with cupboard under.

Living Room 4.55m x 3.25m (14' 11" x 10' 8") Boarded fireplace with stone surround, TV connections, fitted display unit, double glazed bow window to the front, double radiator, opening through to:

Dining Room 3.72m x 2.80m (12' 2" x 9' 2") Radiator, sliding patio door to the conservatory.

Conservatory 3.17m x 2.78m (10' 5" x 9' 1") Part brick and UPVC double glazed, ceramic tiled floor, power and lighting, double doors to the rear garden.

Kitchen/Breakfast Room 3.72m x 3.64m (12' 2" x 11' 11") Fitted with a range of oak fronted base and wall units, ceramic hob with electric double oven under and extractor hood over, splashback tiling, double glazed window to rear, composite bowl & 1/4 sink with mixer tap, plumbing for washing machine, fridge/freezer space, built-in larder cupboard and an under stairs cupboard housing the meters, part glazed door to:

Cloakroom Two piece white suite of vanity wash hand basin and WC, double glazed window, radiator, vinyl flooring.

Side Lobby Laminate wood effect flooring, courtesy light, double glazed door to the rear garden.

Family Room 4.77m x 3.55m (15' 8" x 11' 8") Two double glazed windows to the front and side, two radiators, laminate wood effect flooring.

First Floor

Landing Radiator, double glazed window to the side.

Bedroom One 3.80m x 3.42m (12' 6" x 11' 3") Fitted with a good range of wardrobes and drawers, double glazed window to front, radiator, access to the loft space with ladder, light, boarding and housing the gas fired combination boiler.

Bedroom Two 4.32m x 3.18m (14' 2" x 10' 5") Double glazed window to rear, radiator, large built-in wardrobes/cupboards with sliding doors.

Bedroom Three 3.03m x 2.20m (9' 11" x 7' 3") Two double glazed windows, radiator.

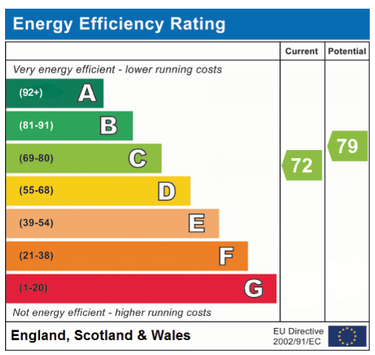
Bathroom Comprising a large shower tray with a dual head shower and glazed screen, vanity wash hand basin, fully tiled walls, double glazed window, heated towel rail and vinyl flooring.

Separate WC Close coupled WC, fully tiled walls, radiator, double glazed window.

Outside

Frontage with scope for off road parking.

Rear Garden Fully enclosed and paved with flower and shrub borders, tap and light, timber shed.

Notes Freehold.
Council tax band C - £2193.53 pa.
No chain.

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