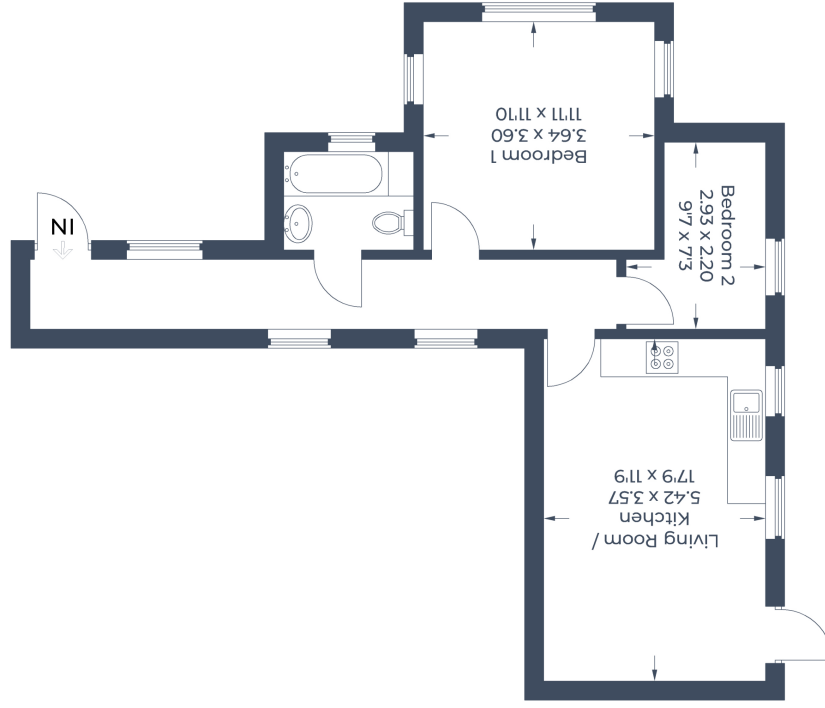


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



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



Approximate Gross Internal Area = 53.1 sq m / 571 sq ft





20 Marshall Road, St Neots, Cambridgeshire PE19 1NU

£210,000

- A TWO BEDROOM BUNGALOW situated in a private spot within this small development.
- Located within easy reach of the town centre and just a half mile from St Neots train station.
- Immaculate throughout.
- Private garden and allocated parking.
- Open plan reception room & kitchen.

Ground Floor

Accommodation

An IMMACULATELY PRESENTED two bedroom SEMI DETACHED BUNGALOW with PRIVATE GARDEN situated within this small development. Presented in good order throughout the property benefits from its own enclosed garden and an allocated parking space.

Located within easy reach of the town centre and just a half mile from St Neots train station.

Part glazed PVCu door with frosted side light window to

Entrance Hall

radiator, two high level windows, central heating controls

Lounge & Kitchen

5.43m x 3.57m (17' 10" x 11' 9") part glazed PVCu door to the garden, TV & telecom points, two radiators

Kitchen

base and eye level cupboards, drawer units, work surfaces with one and a half bowl sink unit inset, integrated fan assisted oven and hob, integrated dishwasher and washing machine, integrated fridge, cupboard housing boiler, two windows to the rear aspect

Bedroom One

3.64m x 3.60m (11' 11" x 11' 10") windows to the front, side and rear aspect, radiator, TV & telecom points

Bedroom Two

2.93m x 1.60m (9' 7" x 5' 3") min. window to the rear aspect, radiator, loft access

Bathroom

2.07m x 1.54m (6' 9" x 5' 1") white suite comprising panel bath with shower and fully tiled surround, pedestal wash basin, close coupled W.C, tiled floor, towel radiator, frosted window

Garden

a South facing garden enclosed by timber fencing and mature Laurel hedge, laid mainly to lawn with a paved patio area and a gate proving pedestrian access to the parking area. Timber garden shed.

One allocated parking space.

Leasehold

The property will be sold with the balance of a 999 Lease (dated 2014) and a Share of the Freehold.

SERVICE CHARGE & GROUND RENT = £1,000 per annum.

