

## Directions

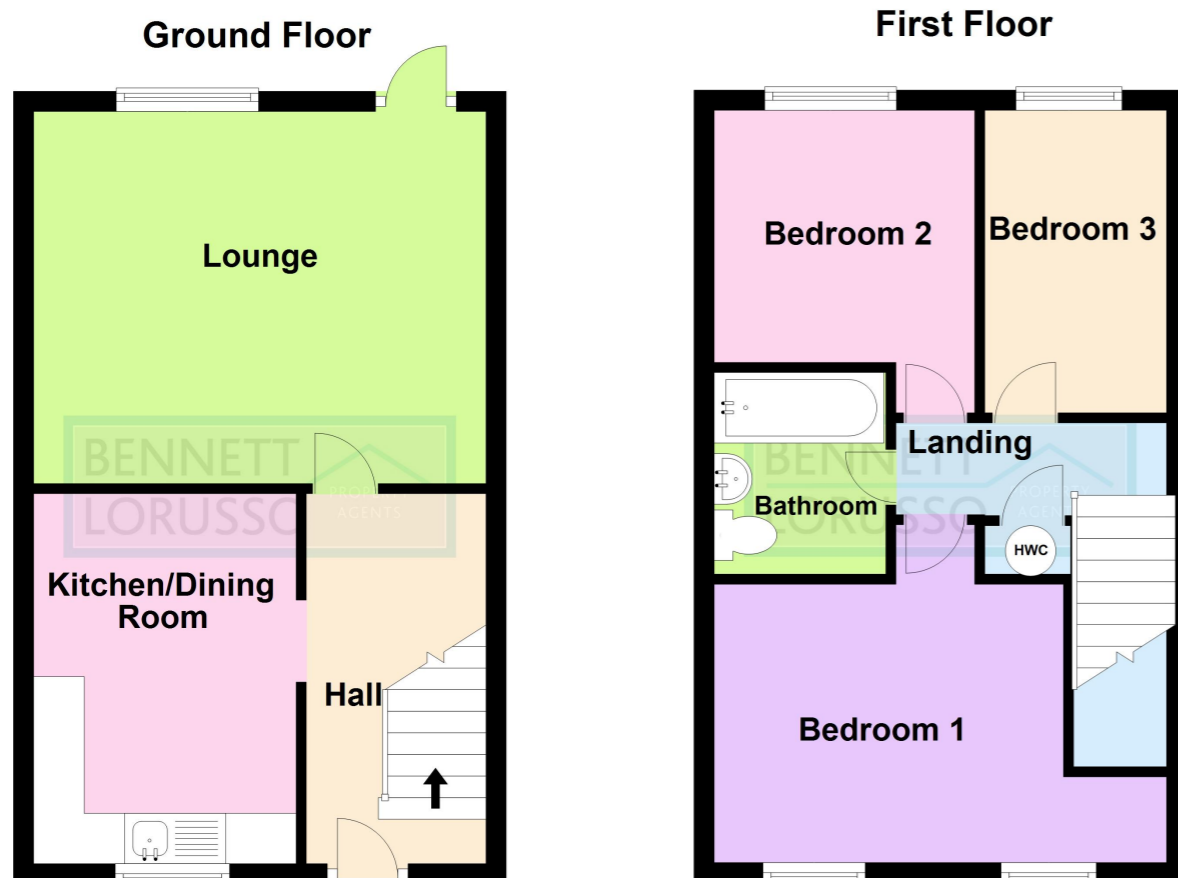
PE19 6PF.

## 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.



Total area: approx. 67.0 sq. metres (720.7 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.  
Plan produced using PlanUp.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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**BENNETT**  
**LORUSSO** PROPERTY AGENTS



34 Gordon Close, Little Paxton, St Neots, Cambridgeshire. PE19 6PF.

**£265,000**

A three bedroomed mid terrace house situated at the end of a cul-de-sac in this well served waterside village. The neatly laid out accommodation includes entrance hall, kitchen/diner, living room to the rear with access to the garden, a first floor bathroom and UPVC double glazing throughout. Outside there is a small front garden, a good sized, private rear garden backing on to Hayling Lake and a garage situated close-by. Call us to book your viewing!

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# Ground Floor

**Entrance Hall** UPVC double glazed entrance door, stairs to the first floor with space under.

**Kitchen/Diner** 3.67m x 2.58m (12' 0" x 8' 6") Fitted units, stainless steel sink, splashback tiling, plumbing for washing machine, gas cooker point, fridge/freezer space, double glazed window to front.

**Living Room** 4.47m x 3.69m (14' 8" x 12' 1") Fitted gas fire, cable TV point, double glazed window and door to the rear garden.

# First Floor

**Landing** Airing cupboard, access to the loft space.

**Bedroom One** 3.50m x 2.88m min (11' 6" x 9' 5") Two double glazed windows to the front, wall mounted gas heater, wardrobe recess.

**Bedroom Two** 2.60m x 2.48m plus recess (8' 6" x 8' 2") Double glazed window to rear, wall mounted gas heater.

**Bedroom Three** 3.0m x 1.77m (9' 10" x 5' 11") Double glazed window to rear.

**Bathroom** Three piece white suite incorporating a panelled bath, wash hand basin and low level WC, splashback tiling, extractor fan.

# Outside

**Front Garden** Laid mainly to lawn,

**Rear Garden** Fully enclosed and laid to lawn, various plants and shrubs, patio, mature 'Monkey Puzzle' tree, rear access gate.

**Garage** In a block close-by with metal up and over door.

**Notes** FREEHOLD.  
Council tax band C - Huntingdon District Council.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	