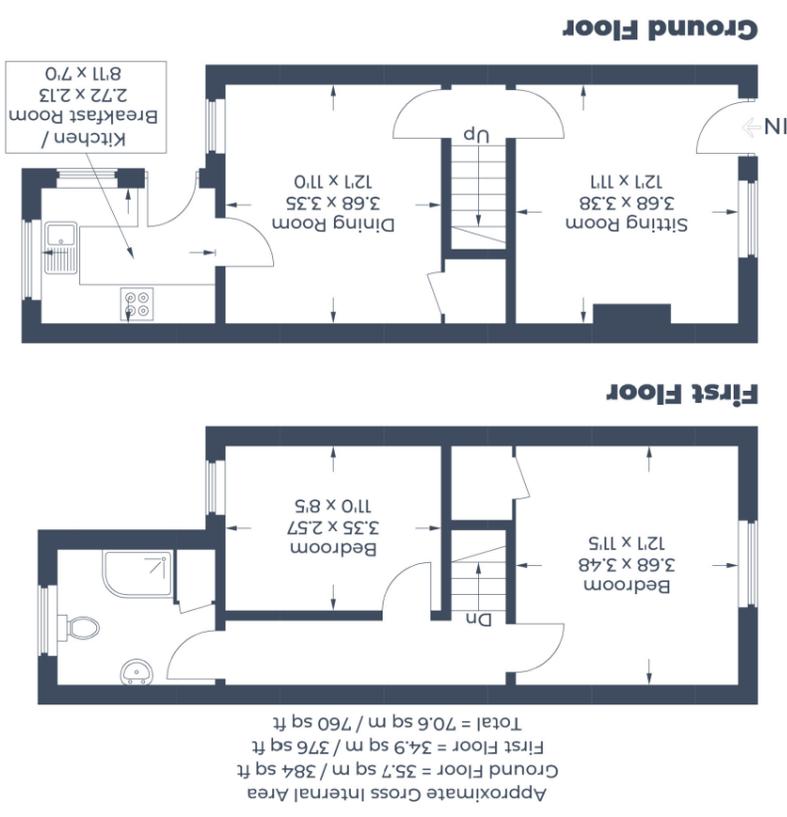


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy inefficient - higher running costs	

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



- Two bedroom Edwardian terrace house
- Two reception rooms
- Contemporary shower room
- PVCu double glazed throughout

- Beautifully bright
- Modern kitchen leading to the Garden
- Gas fired central heating



ACCOMMODATION

composite door to:

Lounge

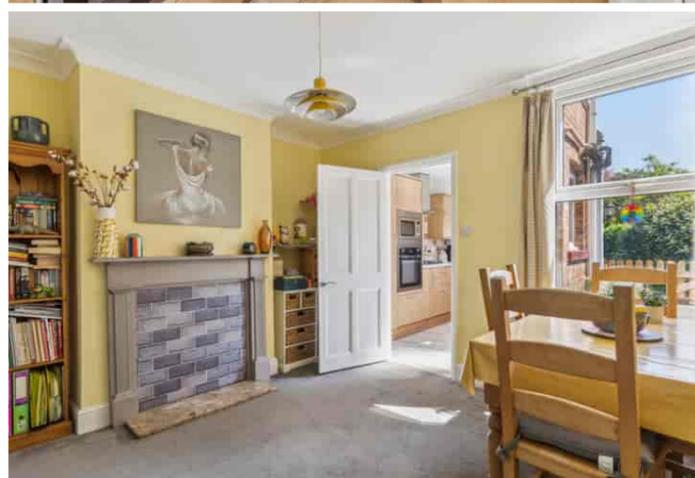
radiator, inset electric fire with attractive surround and hearth, window to the front aspect

Inner Hall

staircase leading to First Floor Landing

Dining Room

under stairs storage cupboard, central fire surround, window to the rear aspect



Kitchen

beautifully appointed to comprise an array of wall mounted and base level cupboard units with inset worksurfaces, inset sink and drainer with splashback wall tiling, integrated kitchen appliances to include fan assisted oven/microwave with 4 burner gas hob, extractor, fridge/freezer, dishwasher and washer/dryer, windows to the side and rear aspects, part glazed door to the outside

Landing

access to both Bedrooms and to the Shower room



Bedroom One

radiator, window to the front aspect

Bedroom Two

radiator, window to the rear aspect

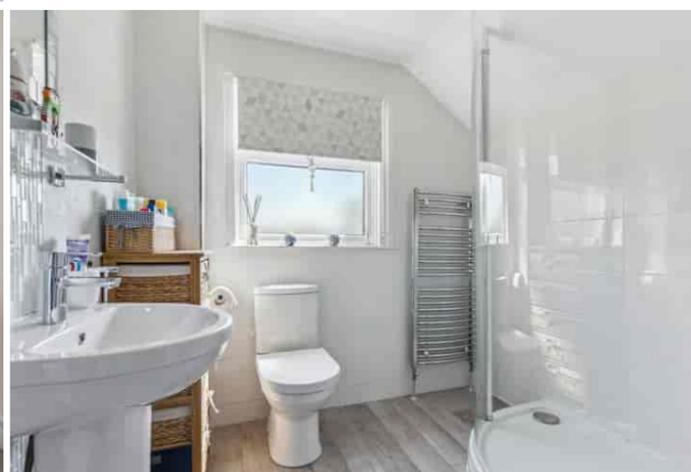
Shower room

contemporary modern suite to comprise fully tiled shower enclosure, wash hand basin and W.C, heated towel radiator, walls tiled to full height, frosted window to the rear aspect



Outside

established and enclosed cottage Garden, laid to lawn with an array of flowering shrubs and seasonal plants, patio area with wooden garden shed, foot and barrow pedestrian access across the rear of this and the adjoining property



Agents Notes

This is a FREEHOLD property. If you have any questions relating to the property or would like to arrange a viewing, please call our St Neots office on 01480 406 400.