

Directions

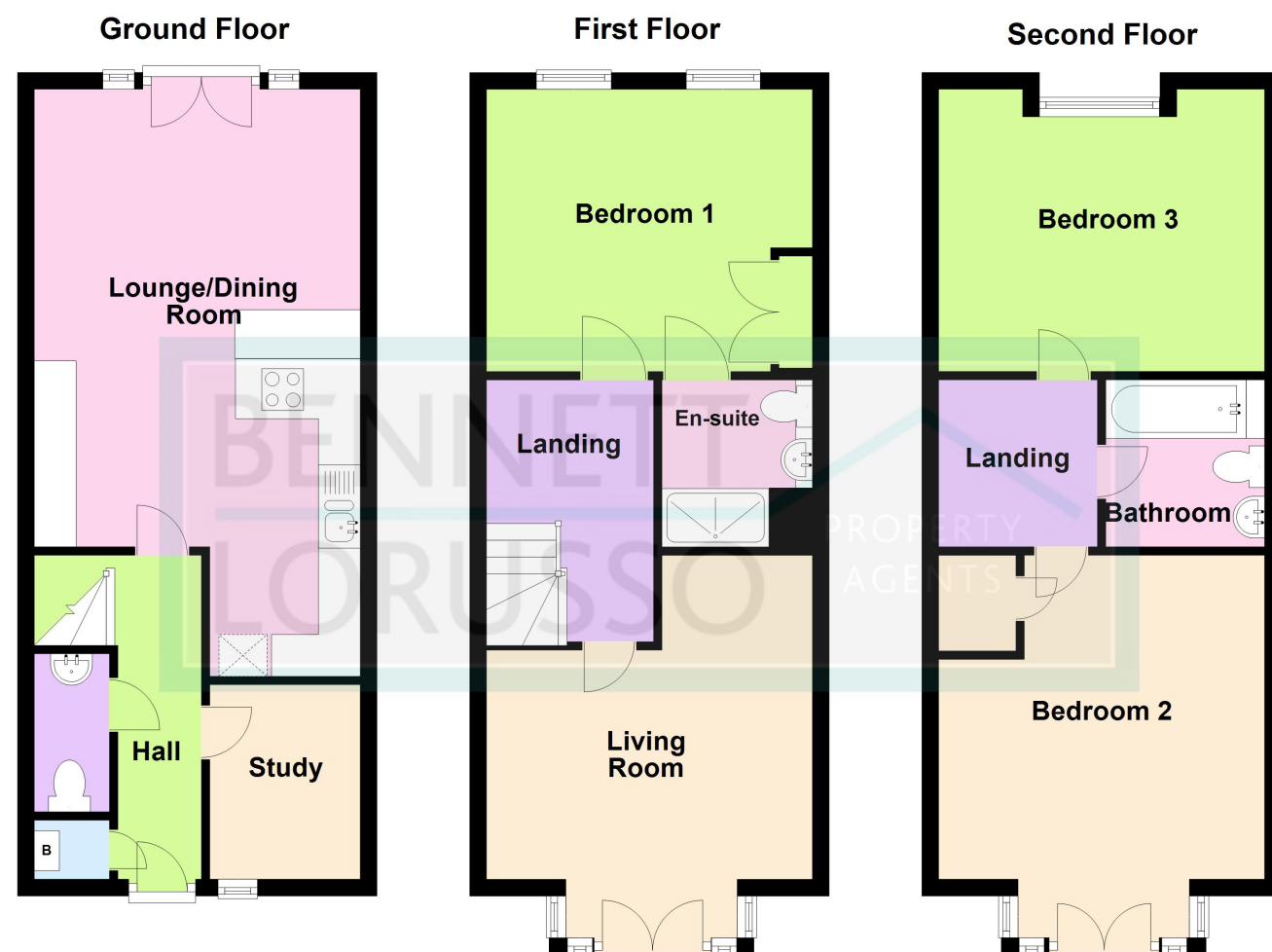
PE19 6QU.

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. 113.2 sq. metres (1218.2 sq. feet)



2 Gatekeeper Walk, Little Paxton, St Neots, Cambridgeshire. PE19 6QU.

£325,000

A modern three storey townhouse with three/four double bedrooms, overlooking a Green to the front with an enclosed rear garden, garage and parking space. Situated on a popular development in this well served riverside village, the excellent accommodation includes, a cloakroom, a useful study, fully fitted kitchen, day/dining room with French style doors on to the rear garden, a first floor lounge with a media wall and two well appointed bathrooms. Internal viewing of this spacious and versatile home is strongly advised.



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

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Ground Floor

Entrance Hall Composite double glazed entrance door, Luxury Vinyl Tiled flooring, radiator, cloaks cupboard housing the gas fired boiler, stairs to the first floor.

Cloakroom Two piece white suite including wash hand basin and WC, radiator, extractor fan, LVT flooring.

Study 2.88m x 1.85m (9' 5" x 6' 1") Double glazed full length window to the front, radiator, LVT flooring.

Kitchen 6.95m x 3.5m inc. dining/day room (22' 10" x 11' 6") Fitted with a range of base and wall units, stainless steel sink and mixer tap, plumbing for washing machine and dishwasher, gas hob and electric ovens with extractor hood over, glazed splashback, fridge/freezer space, LVT flooring.

Dining Area/Day Room Two radiator, LVT flooring, breakfast bar, double glazed French style doors to the rear garden.

First Floor

Landing Stairs to the second floor.

Living Room/Bedroom Four 3.95m x 3.80m (13' 0" x 12' 6") Double glazed French style doors and a Juliette Balcony to the front, two radiators, fitted media wall with TV connections.

Bedroom One 3.95m x 3.5m (13' 0" x 11' 6") Two double glazed windows to the rear and two radiators, double cupboard, door to:

En-suite Shower Room Three piece white suite comprising a double shower enclosure with mixer shower and sliding doors, wash hand basin and WC, extractor fan, radiator, recessed lighting to ceiling.

Second Floor

Second Landing Radiator, access to the loft space.

Bedroom Two 3.95m x 3.85m (13' 0" x 12' 8") Double glazed French style doors and a Juliette Balcony to the front, radiator and airing cupboard.

Bedroom Three 3.95m x 3.5m (13' 0" x 11' 6") Double glazed window to rear, radiator.

Bathroom Three piece white suite incorporating a modern panelled bath, wash hand basin and WC, shaver point, radiator, extractor fan.

Exterior

Front Laid to lawn, hedge, water tap.

Rear Garden Enclosed and laid to lawn, patio, exterior light and a rear gate.

Garage In a block beneath a coach house, with up and over door and a parking space in-front. A small charge is made for insurance.

Notes Freehold.
Estate management charge of @ £250 pa.
Council tax band D - £2412.22 pa.

