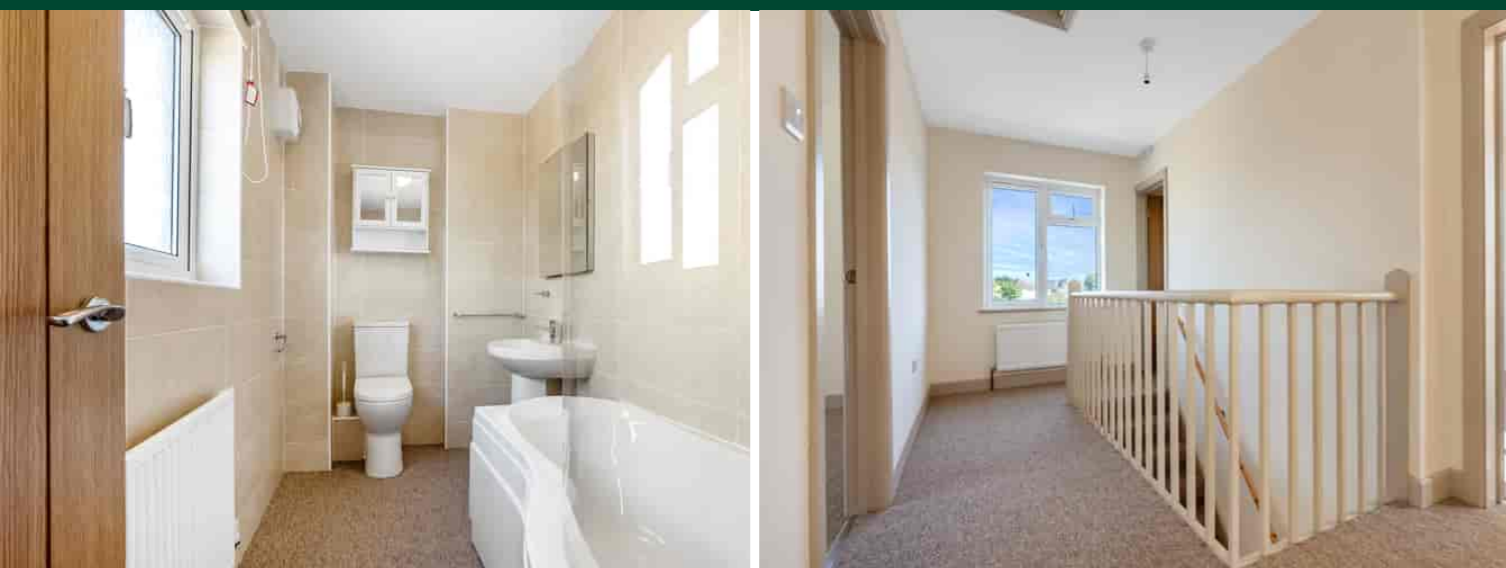


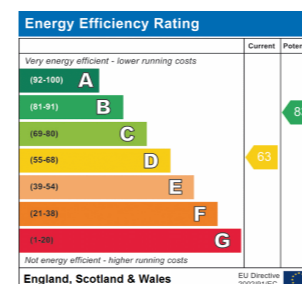


Warboys Road, Pidley PE28 3DA

Guide Price £323,000



- Modernised Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Re Fitted Kitchen
- Re Fitted Cloakroom
- Approximately 200' Rear Garden (sts)
- Off Road Parking For Four Vehicles
- Further Development Potential (stpp)
- Non Estate Location
- No Forward Chain



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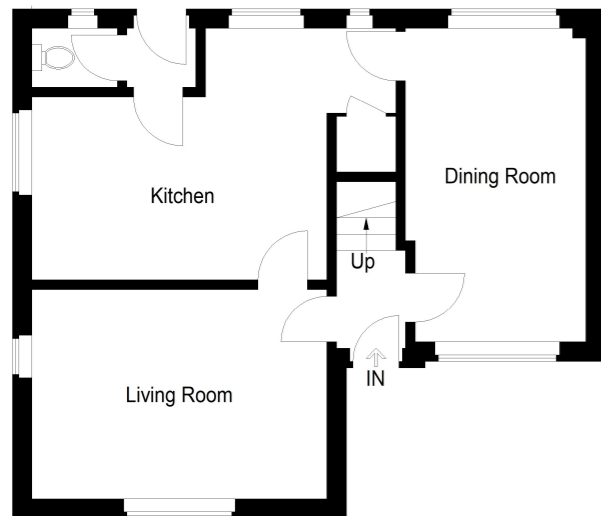
St Neots
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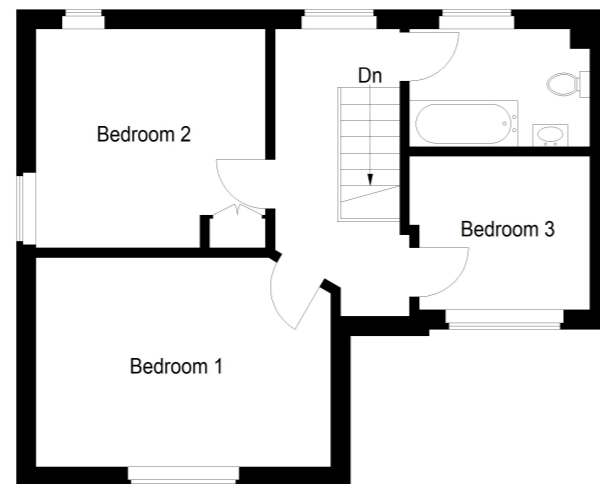
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Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1008796)
Housepix Ltd



Composite Double Glazed Door to

Entrance Hall

Stairs to first floor landing, tiled flooring.

Living Room

14' 9" x 10' 6" (4.5m x 3.2m)

A dual aspect room with double glazed windows to front and side, radiator, central feature fireplace with tiled hearth.

Dining Room

13' 5" x 8' 8" (4.08m x 2.64m)

A dual aspect room with double glazed window to front, double glazed French doors to rear, radiator, central feature fireplace with hearth, opening to

Kitchen

10' 11" x 14' 11" (3.34m x 4.54m) extending to 18' 3" (5.57m)

Double glazed windows to side and rear, fitted in a range of base and wall mounted units, complimentary work surfaces, drawer units, tiled surrounds, sink and drainer, fitted electric oven, electric hob with cooker hood over, integrated fridge freezer, space for washing machine, tiled floor, radiator, under stairs storage cupboard, door to rear lobby with UPVC double glazed door to rear.

Cloakroom

Double glazed window to side, fitted with a low level WC, radiator and tiled floor.

First Floor Landing

Double glazed window to rear, access to loft space.

Bedroom 1

14' 10" x 10' 6" (4.51m x 3.2m)

Double glazed window to front, radiator.

Bedroom 2

11' 6" x 11' 0" (3.51m x 3.35m)

A dual aspect room with double glazed windows to side and rear, radiator, airing cupboard.

Bedroom 3

9' 0" x 7' 8" (2.75m x 2.33m)

Double glazed window to front, radiator.

Family Bathroom

9' 6" x 5' 6" (2.9m x 1.67m)

Double glazed window to rear, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, tiled surrounds, radiator, tiled floor.

Outside

To the front of the property there is a gravel driveway providing parking for a number of vehicles, with landscaped borders, pathway to the front door and an outside courtesy light. The rear garden measures approx. 200ft in depth with outside patio seating area, outside tap, outside lighting, oil tank for central heating, enclosed by a combination of fencing and evergreen hedging being seeded to grass.

Agents Note

Central heating is oil.

Tenure

Freehold

Council Tax Band - C

