

Directions

PE19 2EQ.

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. 87.8 sq. metres (944.6 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
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BENNETT
LORUSSO PROPERTY AGENTS



201 Duck Lane, St Neots, Cambridgeshire. PE19 2EQ.

£280,000

A totally refurbished mid terrace family home presently in show house condition. The property benefits from rewiring, replaced central heating, double glazing throughout, replacement kitchen and bathroom plus re-decoration. Near to hand is a convenience shop, access to local schooling and close proximity to the BR Mainline Station giving fast access to London Kings Cross Station. There is the added benefit of two off street parking spaces on the gravelled driveway. Book your viewing quickly to appreciate the qualities of this versatile home.

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GROUND FLOOR

ENTRANCE PORCH Composite front door, inner door to lounge.

LOUNGE 5.64m x 3.39m (18' 6" x 11' 1") Twin Upvc windows to front aspect. Doorway to inner hall radiator satellite tv point ,laminade wooden flooring.

INNER HALLWAY Composite door to rear garden, door to cloakroom and Kitchen/Diner, stairs to Landing, laminate wooden flooring radiator.

CLOAKROOM Fitted with a modern two piece suite comprising low level WC and wash hand basin, radiator, Upvc window to rear aspect.

KITCHEN / DINING ROOM 4.27m x 3.76m (14' 0" x 12' 4") Fully fitted with a quality range of contemporary grey base cupboard and drawer units and matching eye level cupboards. Inset one and half bowl sink and drainer with mixer tap over, integrated ceramic hob with oven/grill under and extractor hood over. Space for fridge/freezer, two Upvc windows to rear aspect overlooking garden, laminate wooden flooring, radiator.

FIRST FLOOR LANDING

LANDING Cupboard housing replaced gas fired central heating boiler, doors to bedrooms, access to loft space..

BEDROOM ONE 3.37m x 3.43m (11' 1" x 11' 3") Upvc window to rear aspect, radiator.

BEDROOM TWO 3.44m x 3.21m (11' 3" x 10' 6") Upvc window to front aspect, radiator.

BEDROOM THREE 2.33m x 2.56m (7' 8" x 8' 5")Upvc window to front aspect, radiator.

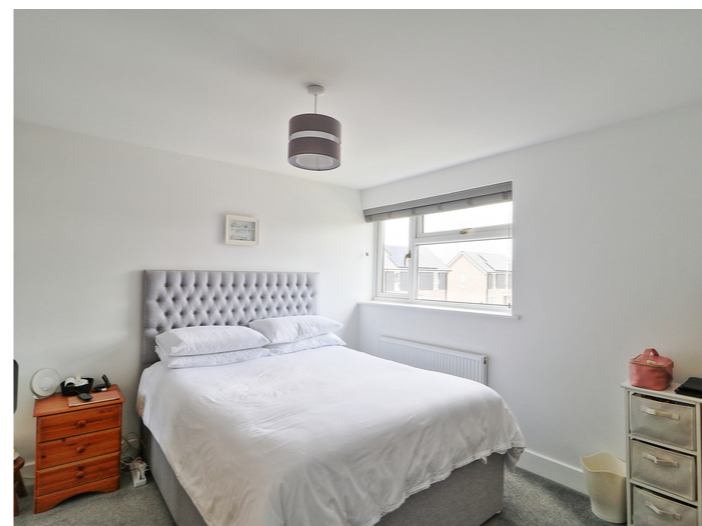
BATHROOM Superbly used space with a stunning four piece suite with complimentary splashback tiling comprising ,panelled bath, separate recessed shower cubicle, low level WC and pedestal wash hand basin, radiator, Upvc window to rear aspect.

OUTSIDE

FRONT GARDEN This area has been sensibly converted to a double hardstanding off road for two vehicles on a gravelled surface, with a dropped kerb from the highway.

REAR GARDEN Enclosed by panel fencing, being laid to lawn , with patio, outside tap and gated rear access.

COUNCIL TAX BANDING This property is rated as B Band Council Tax for 2024/2025 £1834.34 pa. FREEHOLD with no estate charges.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	