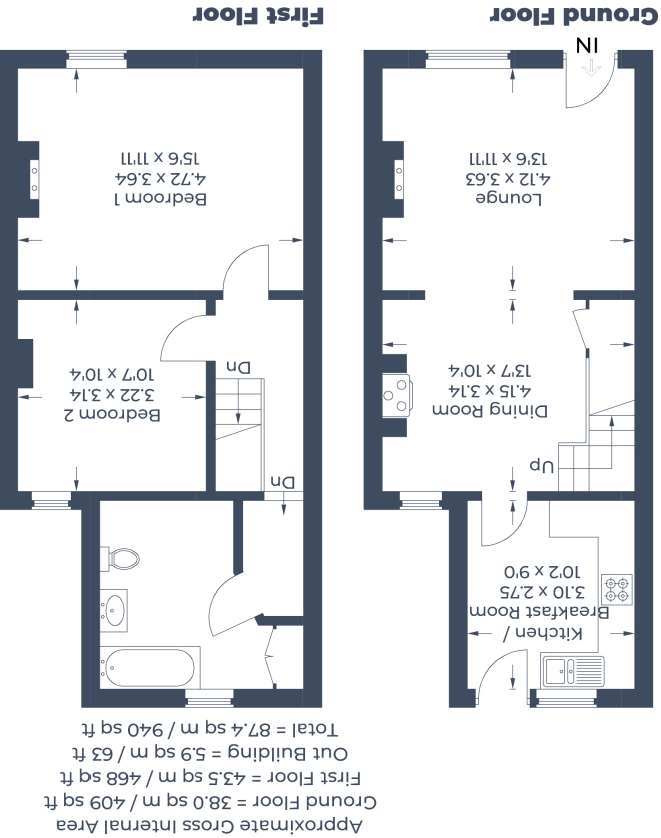


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## 15 East Street, St Neots, Cambridgeshire PE19 1JU

£315,000

- Presented with EXCEPTIONAL STYLE is this TWO BEDROOM VICTORIAN HOUSE situated just off the Town centre.
- First floor Bathroom.
- Pretty rear garden.

- REFITTED KITCHEN.
- PVCU double glazing throughout.
- Walking distance to St Neots train station with an under 40 minute service to London Kings Cross.

### Introduction

Presented with EXCEPTIONAL STYLE is this TWO BEDROOM VICTORIAN HOUSE situated just off the Town centre. With a stunning open RECEPTION ROOM with WOOD BURNING STOVE and REFITTED KITCHEN. There is a generous first floor Bathroom.

PVCU double glazing throughout and gas fired radiator central heating.

To the rear there is a pretty garden, landscaped for low maintenance with seating areas and well stocked flower and shrub borders .

Walking distance to the town centre and St Neots train station with an under 40 minute service to London Kings Cross.

### Ground Floor

#### Accommodation

Door to

#### Lounge Dining Room

windows to the front aspect with fitted shutters, window to the rear aspect, coved ceiling, radiator, wall light points, fireplace with open fire, TV point, Karndean flooring. The Dining area has a fireplace with wood burning stove, radiator, under stairs storage cupboard, stairs to the First Floor Landing

#### Kitchen

refitted and comprising base and eye level cupboards, drawer units, solid Oak work surfaces with Mexican tile splash backs, ceramic one and a half bowl sink unit, electric cooker point, plumbing for washing machine, space for fridge freezer, radiator, quarry tiled floor, window to the rear aspect, part glazed PVCu door to the rear garden

### First Floor

#### First Floor Landing

coved ceiling, doors to

#### Bedroom One

window to the front aspect with fitted shutters, polished original wooden floorboards, radiator, feature fireplace

#### Bedroom Two

window to the rear aspect, coved ceiling, loft access, radiator

#### Bathroom

bath with mixer tap and shower, pedestal wash basin, close coupled W.C, radiator, airing cupboard with gas fired boiler, frosted window

#### Garden

the rear garden is laid to gravel with established flower and shrub borders, Apricot tree, patio and seating areas, outside tap, brick built garden shed and "summer house" with power connected.

There is secure gated pedestrian access to the front and shared "Foot & Barrow" access to one neighbouring property

