

Directions

PE19 6QZ.

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.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



41 Samuel Jones Crescent, Little Paxton, St Neots, Cambridgeshire.
PE19 6QZ.

£129,600

An ideal entry to your first home. Located in a quiet cul-de-sac this detached coach house is being offered with NO FORWARD CHAIN. Originally designed for an ensuite shower room this property has that option. Twin Juliette balconies make for a light and airy living room. A 54% SHARE IS BEING SOLD AT £129,600, THE FULL PRICE IS £240,000, THE REMAINDER IS RENTED WITH CHS AT £238.56 PER MONTH AND THERE IS A MONTHLY SERVICE CHARGE OF £77.75.



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Ground Floor

Entrance Part glazed entrance door, radiator, laminate wood effect flooring, stairs to the first floor.

First Floor

Landing Double glazed window to the side, radiator, door to:

Living Room 5.70m x 4.86m (18' 8" x 15' 11") A light and spacious room with, TV connections, two double radiators, laminate wood effect flooring, central heating programmer, double glazed French style doors with Juliette Balcony to the front and rear aspects.

Kitchen 3.90m x 1.80m (12' 10" x 5' 11") Fitted with a good range of wood effect base and wall units, stainless steel sink and mixer tap, plumbing for washing machine, built-in electric hob and oven with extractor hood over, cupboard concealing the gas fired boiler, tall standing cupboard, splashback tiling, double glazed window to the rear, radiator, laminate wood effect flooring.

Inner Hall Access to the private loft space, cupboard housing the hot water cylinder benefiting from solar thermal power.

Bedroom One 3.60m x 3.46m (11' 10" x 11' 4") Double glazed window to the front, two radiators, door in to a large WALK-IN WARDROBE with lighting. (could be made in to an en-suite shower if desired as this was the original design as per the plans shown)).

Bedroom Two 3.05m x 2.14m (10' 0" x 7' 0") Double glazed window to front, radiator.

Bathroom Three piece white suite incorporating a modern panelled bath with dual head mixer shower and screen, wash hand basin and low level WC, splashback tiling, radiator, double glazed window, shaver point and light, air filter.

Exterior

Single Garage 5.67m x 4.04m (18' 7" x 13' 3") Integral with up and over door, power and lighting, large under stair cupboard.

Garden To the side of the property, private with access via a secure gate, fully enclosed by timber fencing with a shaped lawn, attractive paving, raised plant bed, timber shed and water butt.

Notes Leasehold.
Service charge - £77.75 pcm.
Lease term @ 86 years tbc.
Full value is £240,000
54% share being sold for £129,600.
Remainder is rented for £238.56 pcm from the Cambridge Housing Society.
Any buyer must fit their criteria, please ask us for details.
The plans shown on the details are the developer's original version. The En-Suite has not been plumbed for the purpose of but the bathroom is immediately next door.



EPC

