

Directions

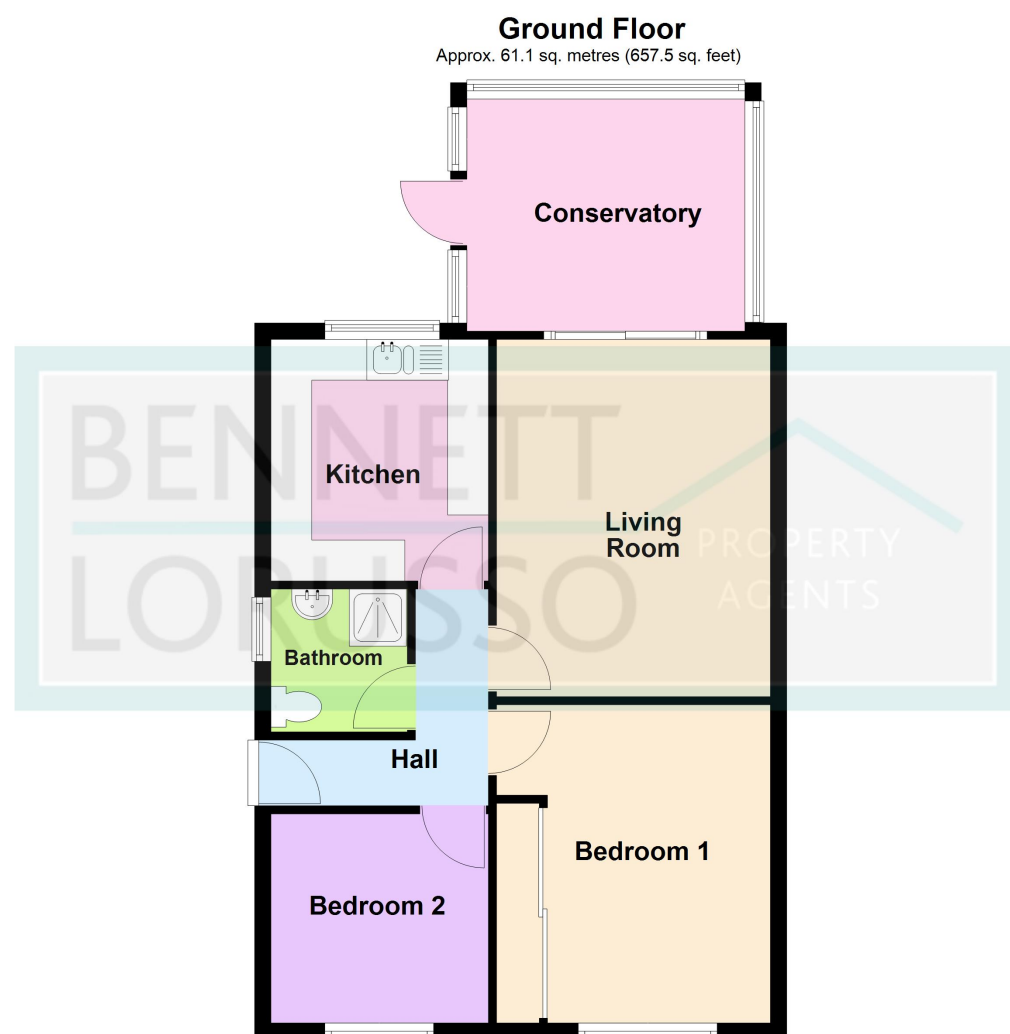
PE19 6PD.

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.



79 Park Avenue, Little Paxton, St Neots, Cambridgeshire. PE19 6PD.

£325,000

A well designed two double bedroomed bungalow, situated in a cul-de-sac location in this popular riverside village with good amenities. The neatly presented accommodation includes, a modern bath/shower room, a fitted kitchen at the rear along with a living room which has access in to the double glazed conservatory and on to the rear garden. Outside, there is ample driveway parking, plus a carport and garage, the well tended rear garden is around 70ft in length. With no onward chain, we strongly advise early viewing to avoid disappointment.



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Ground Floor

Entrance Hall UPVC double glazed entrance door, radiator, laminate wood effect flooring, access to the loft space also housing the gas fired combination boiler.

Bedroom Two 2.70m x 2.45m (8' 10" x 8' 0") Double glazed window to the front, radiator.

Bedroom One 3.90m x 3.36m (12' 10" x 11' 0") Double glazed window to the front, radiator, fitted wardrobes with triple sliding doors.

Bath/Shower Room Three piece suite incorporating a shower enclosure with 'Mira' shower, vanity wash hand basin and a low level WC, splashback tiling, double glazed window, radiator.

Kitchen 2.95m x 2.70m (9' 8" x 8' 10") Fitted with a good range of base and wall units, plumbing for washing machine, gas and electric cooker points, splashback tiling, extractor fan, further appliance space, stainless steel bowl and 1/2 sink with mixer tap, radiator, double glazed window to the rear.

Living Room 4.43m x 3.36m (14' 6" x 11' 0") TV and broadband connection points, radiator, central heating thermostat, sliding patio doors to:

Conservatory 3.70m x 2.88m (12' 2" x 9' 5") Part brick and UPVC double glazed, radiator and double doors on to the rear garden.

Exterior

Front Laid mainly to lawn various flowers and shrubs, adjacent driveway and carport with parking for two cars.

Single Garage With up and over door, power and lighting, personal door to the rear garden.

Rear Garden (Approx. 70 ft in length) Enclosed and laid mainly to lawn, borders filled with various plants and shrubs, two patios, timber shed, summer house, tap and light, side access gate.

Notes FREEHOLD.
Council tax band B - £1785.87 pa.
Traditional brick and tile construction.
No onward chain.



EPC

