

Directions

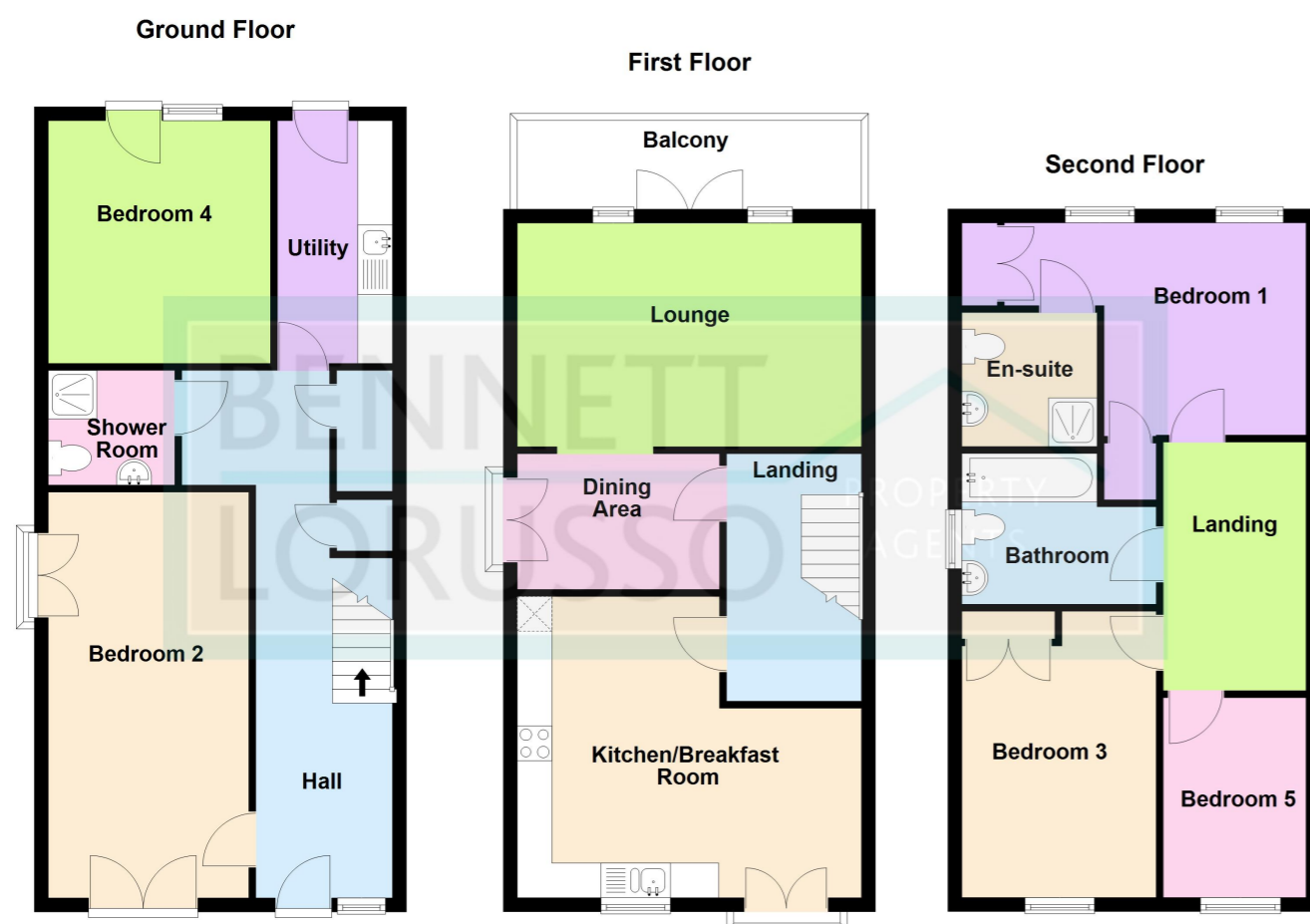
PE19 6LQ.

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. 151.9 sq. metres (1635.1 sq. feet)



68 Skipper Way, Lt Paxton, St Neots, Cambs. PE19 6LQ.

OIEO £350,000

A bright and spacious four/five bedroomed town house with well presented accommodation over three floors. Features of this chain free home include, three well appointed bathrooms, two ground floor bedrooms or reception rooms, a utility room with rear access, a fully integrated kitchen/diner, a first floor living room with large balcony, a fully enclosed garden and a garage plus parking to the rear. A generously sized property with very versatile accommodation, situated on the edge of this popular riverside village with great walks and amenities. Early internal viewing is strongly advised!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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Ground Floor

Entrance Hall Part double glazed composite entrance door, double glazed window, radiator, stairs to the first floor with cupboard under and a further large built-in cupboard, central heating thermostat.

Shower Room Three piece white suite including a fully tiled shower enclosure with remote controlled shower, wash hand basin and a low level WC, splashback tiling, heated towel rail, shaver point, tiled floor and extractor fan, mirror and light.

Utility Room 3.50m x 1.65m (11' 6" x 5' 5") Inset stainless steel sink and mixer tap, plumbing for washing machine, store cupboards, splashback tiling, concealed gas fired boiler, extractor fan, central heating programmer, radiator, tiled floor, double glazed door to the rear garden.

Reception Room/Ground Floor Bedroom

Four 6.45m x 2.90m (21' 2" x 9' 6") Double glazed French style doors to the front and side, TV points, two radiators.

Study/Bedroom Five 3.50m x 3.20m (11' 6" x 10' 6") Radiator, TV points, double glazed French style doors on to the rear garden.

First Floor

Landing Radiator, staircase to the second floor.

Living/Dining Room 5.35m x 5.35m (17' 7" x 17' 7") Maximum /3.22m x m (10' 7") minimum "L " Shape room. Double glazed French style doors on to the balcony. Wall light points, wall mounted electric fire, satellite TV point, radiator, double glazed French style doors with Juliette Balcony to the side aspect.

Balcony Modern glass and metal railing, timber decking, light.

Kitchen/Diner 4.95m (16' 3") X 4.36m (14' 4") Maximum /2.90m(9' 6") min Fully fitted with a good modern range of base and wall units, integrated dishwasher and fridge/freezer, electric double oven and gas hob with extractor hood over, integrated microwave oven, stainless steel bowl & 1/2 sink with mixer tap, splashback tiling, two radiators, double glazed window and French style doors to the front with Juliette Balcony, ceramic tiled floor.

Second Floor

2nd F Landing Access to the loft space, doors off to:

Bedroom One 4.35m x 3.28m (14' 3" x 10' 9")Maximum/ 1.22m x m (4' 0") Minimum, including built in double wardrobe. "L" Shape room. Two double glazed windows to the rear, wall lighting, central heating thermostat, TV point, built-in cupboard, door to:

En-suite Shower Room With a three piece white suite incorporating a fully tiled shower enclosure and remote controlled shower, wall hung wash hand basin and low level WC with concealed cistern, splashback tiling, shaver point, mirror and wall light, extractor fan, tiled floor and heated towel rail.

Bedroom Two 2.80m x 2.80m (9' 2" x 9' 2") Double glazed window to front, radiator, TV aerial point, double built-in wardrobe.

Bedroom Three 2.90m x 2.09m (9' 6" x 6' 10") Double glazed window to front, TV aerial point, radiator.

Main Bathroom Three piece white suite comprising a modern panelled bath, wall hung wash hand basin and low level WC with concealed cistern, splashback tiling, shaver point, wall light, mirror, extractor fan, tiled floor and heated towel rail, double glazed window.

Exterior

Front Laid to lawn with a mature hedge.

Rear Garden Fully enclosed by timber fencing, laid mainly to lawn, patio and rear gate.

Garage & Parking Immediately to the rear with up and over door, parking space in front.

Notes FREEHOLD.
Council tax band E - £2948.27 pa.
There is an estate management charge of @ £500 pa.
No chain.
Ex-rental commanding approx. £1800 pcm.



EPC

