

Directions

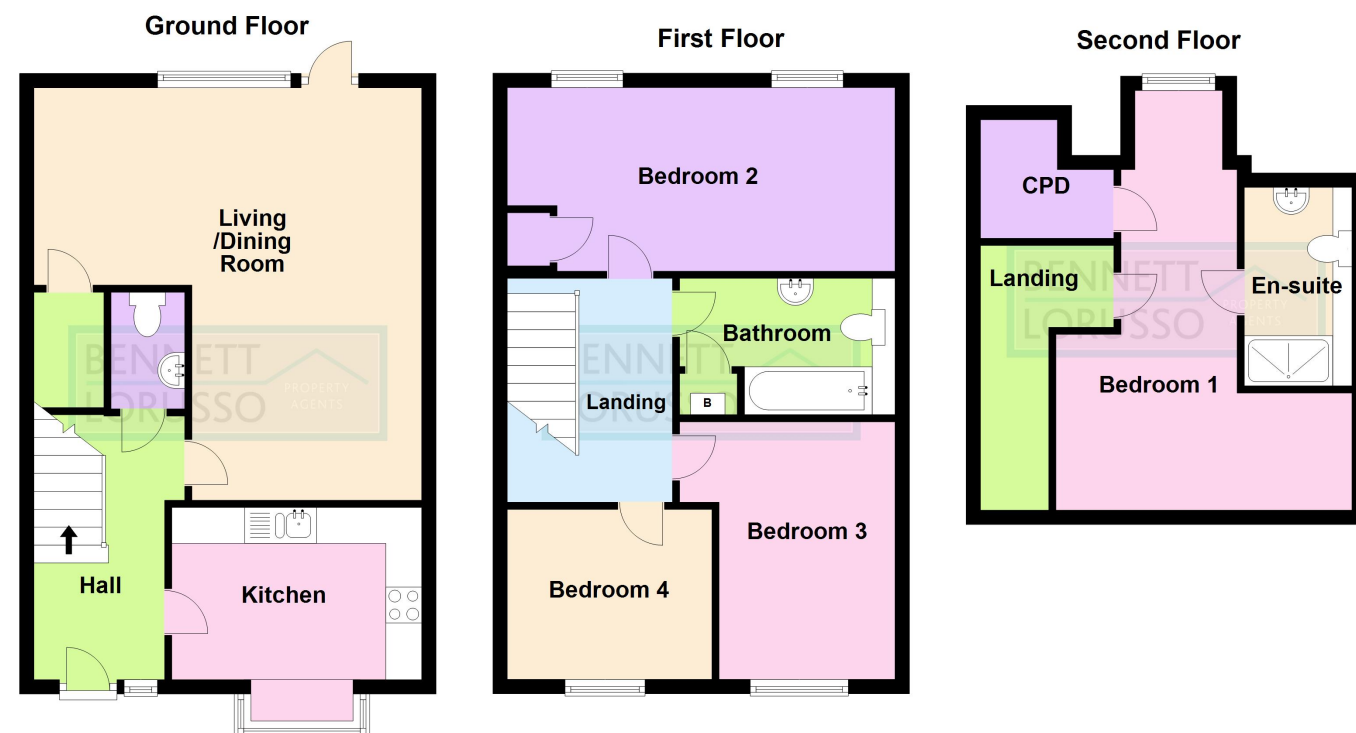
PE19 1DG.

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. 115.6 sq. metres (1244.3 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
Tel: 01480 211777. www.bennettlorusso.co.uk

Tel: 01480 211777
www.bennettlorusso.co.uk



18 Farrier Court, St Neots, Cambridgeshire. PE19 1DG.

Offers In Excess Of £375,000

A spacious four bedroomed, three storey townhouse, constructed in 2021, ideally situated in the town centre with all its amenities, including riverside walks close-by and the mainline station just 3/4 of a mile away. The bright, contemporary style accommodation includes a superb fitted kitchen with fully integrated appliances, cloakroom, open plan living/dining room with access to the rear garden, three double bedrooms and a single plus two stylish bathrooms. Outside there is a private and low maintenance rear garden along with off road parking. An immaculate town centre home in an attractive mews development and internal viewing is strongly advised!

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Ground Floor

Entrance Hall UPVC entrance door, radiator, stairs to the first floor, luxury vinyl floor tiling (LVT).

Cloakroom With a two piece white suite comprising wash hand basin and low level WC, radiator, extractor fan and LVT flooring.

Kitchen 3.48m x 2.40m (11' 5" x 7' 10") Well fitted with a good range of modern base and wall units, stainless steel bowl &1/4 sink and mixer tap, induction hob with extractor hood over, electric oven, fully integrated appliances including dishwasher, washing machine and fridge/freezer. Double glazed box bay window to the front, LVT flooring, recessed lighting to ceiling.

Living Room/Dining Room 5.75m x 5.39m (18' 10" x 17' 8") narrowing to 3.20m (10' 6") A light and spacious 'L' shaped room with two radiators, TV connections including broadband, large built-in cupboard, LVT flooring, double glazed full length window and door on to the rear garden.

First Floor

Landing Radiator, staircase to the second floor.

Bedroom Two 5.40m x 2.78m (17' 9" x 9' 1") Radiator, double glazed full length window to the front.

Bedroom Three 3.59m x 2.50m min (11' 9" x 8' 2") Two double glazed windows to rear, radiator, built-in wardrobe.

Bedroom Four 2.85m x 2.37m (9' 4" x 7' 9") Double glazed window to front, radiator.

Bathroom Three piece white suite incorporating a modern panelled bath with dual head shower over, wash hand basin and low level WC, splashback tiling, airing cupboard housing the gas fired combination boiler, LVT flooring, shaver point, heated towel rail, extractor fan, recessed lighting to ceiling.

Second Floor

Bedroom One 4.35m x 2.45m min. plus walk-in w/robe (14' 3" x 8' 0") Double glazed window to rear, radiator, recessed lighting to sloping ceiling, walk-in wardrobe with lighting, door to:

En-suite Shower Room Three piece white suite including a large shower enclosure with sliding door and dual head shower, vanity wash hand basin and low level WC with concealed cistern, splashback tiling, shaver point, heated towel rail, extractor fan, LVT flooring.

Outside

Rear Garden Private, fully enclosed and laid to artificial lawn with stone chipped borders.

Parking Open plan front with potential parking space. Official private parking space at the end of the development.

Notes FREEHOLD.
Estate management charge of @ £400 pa variable.
Constructed in 2021.
Council tax band D - £2358.44 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC