

## Directions

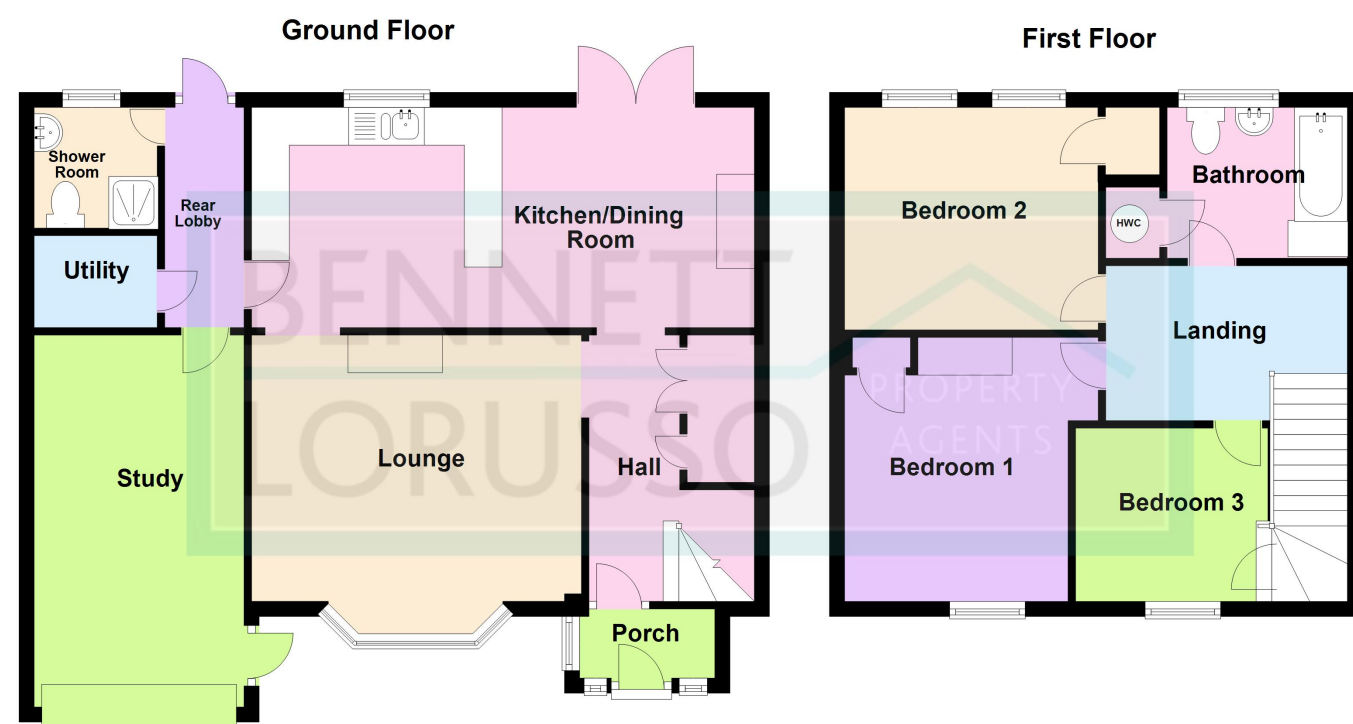
PE19 1ER.

## 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. 112.1 sq. metres (1206.2 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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39 Leys Road, St Neots. PE19 1ER.

£325,000

A mature and much improved three bedroom end of terrace house with adjoining garage/study and good sized rear garden, located in an established residential area with good access to shops, schools, parkland and the mainline station. A smart and modern interior includes a bay fronted living room, a stylish open plan kitchen/diner with French style doors on to the rear garden, a ground floor shower room, a large office cum garage and a modern first floor bathroom with white suite. This spacious family home will be very popular so, early viewing is strongly advised.

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Ground Floor

**Porch** UPVC double glazed entrance door, fully glazed door to;

**Entrance Hall** Radiator, stairs to first floor with store cupboards under, laminate wood effect flooring.

**Living Room** 4.37m x 3.53m (14' 4" x 11' 7") Feature double glazed Bay window to the front, fireplace with tiled hearth, laminate wood effect flooring, BT and broadband points, opening through to:

**Kitchen/Dining Room** Fitted with an extensive range of white fronted base and wall units, composite sink with mixer tap, plumbing for washing machine and dishwasher, induction hob with extractor hood over and oven under, breakfast bar, ceramic tiled floor, concealed gas fired boiler, vertical radiator, fireplace, double glazed window and French style doors on to the rear garden.

**Rear Lobby** Door to rear and door to study/garage, laminate wood effect flooring, electric convector heater, recessed lighting to ceiling, double glazed door to the rear garden.

**Office/Garage** 4.90m x 2.78m (16' 1" x 9' 1") (Formerly the garage) Lined and insulated, power points and lighting, electric convector heater, laminate wood effect flooring, UPVC double glazed door to the front. (Not converted with building regulations).

**Store/Utility Room** 1.63m x 1.60m (5' 4" x 5' 3") With power and lighting, wall mounted electric water heater, serving the shower room.

**Shower Room** With a three piece white suite comprising shower enclosure with a dual head shower, vanity wash hand basin and WC, full tiling to walls and floor, double glazed window, recessed lighting to ceiling, wall heater.

First Floor

**Landing** Access to roof space.

**Bedroom One** 3.60m x 3.40m (11' 10" x 11' 2") Double glazed window to front, radiator, single built in wardrobe.

**Bedroom Two** 3.90m x 3.00m max (12' 10" x 9' 10") Two double glazed windows to rear, radiator, single built in wardrobe.

**Bedroom Three** 2.60m x 2.20m (8' 6" x 7' 3") Double glazed window to front, large built in cupboard/wardrobe, radiator.

**Bathroom** Three piece white suite comprising modern panelled bath, wash hand basin and close coupled WC, double glazed window, fully tiled walls, heated towel rail, laminate tile effect flooring, airing cupboard.

Outside

**Front Garden** Feature paving, young conifers and a mature hedge, concrete driveway to the garage/study.

**Rear Garden** Of a good size, private and enclosed, laid mainly to lawn with various mature shrubs and trees, large paved patio, metal shed, water tap.

**Notes** Freehold.  
Council tax band C.



EPC

