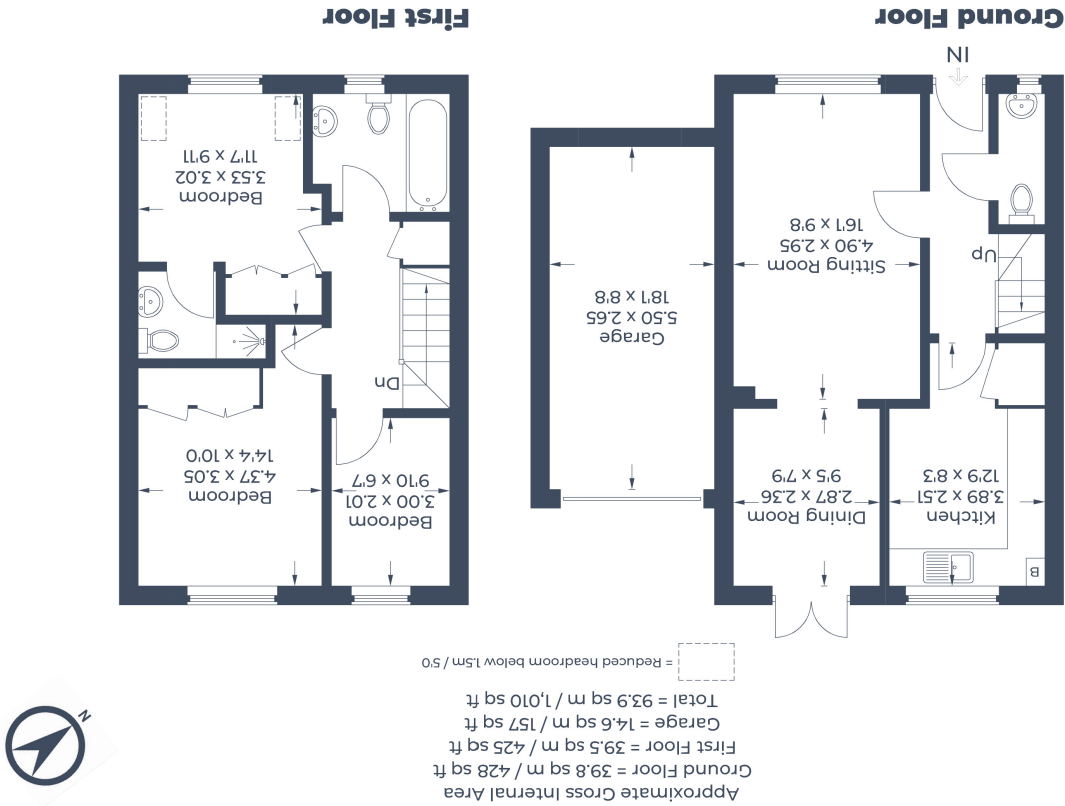


Illustration for identification purposes only.  
measurements are approximate, not to scale.  
© C3 Property Marketing Produced for Peter & Lane







## 1 Top Birches, St Neots, Cambridgeshire PE19 6BD

£350,000

- EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM.
- SEPARATE KITCHEN WITH INTEGRATED FRIDGE FREEZER.
- GARAGE AND PARKING SPACE ALONGSIDE.
- FITTED WARDROBES TO BEDROOMS ONE & TWO.
- AIR CONDITIONING TO BEDROOM TWO.
- ENCLOSED GARDEN.
- WALKING DISTANCE TO ST NEOTS MAINLINE TRAIN STATION.
- GROUND FLOOR W.C.

### Introduction

A well presented THREE BEDROOM end of terrace house with a SINGLE GARAGE and parking alongside.

Located within this popular location adjacent to ST NEOTS MAINLINE TRAIN STATION this property is perfect for a commuter looking to walk to the station. There is a LOUNGE & DINING ROOM with separate Kitchen and Cloakroom/W.C on the ground floor and an EN-SUITE PRIMARY BEDROOM, two further Bedrooms and a Bathroom on the first floor.

Outside, an enclosed Rear Garden leads out to the private driveway with allocated parking space and SINGLE GARAGE.

PVCu double glazing and gas fired radiator central heating. Bedroom Two benefits from an AIR-CONDITIONING unit.

### Ground Floor

#### Accommodation

Door to

#### Entrance Hall

stairs to the First Floor Landing, radiator, alarm controls, wi-fi controlled Hive heating controls and thermostat

#### Cloakroom

W.C, pedestal wash basin, radiator, frosted window

#### Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink unit, electric fan assisted oven, gas hob and extractor, integrated fridge freezer, plumbing for washing machine, cupboard housing gas fire combi boiler, under stairs storage cupboard, radiator, window to the rear aspect

#### Lounge

window to the front aspect, radiator, TV & telecom points, open through to

#### Dining Room

French doors to the Rear Garden, radiator, TV point

### First Floor

#### Landing

storage cupboard

#### Bedroom One

window to the front aspect, radiator, fitted wardrobes

#### En-Suite Shower Room

fully tiled shower, W.C, pedestal wash basin, radiator, electric shaver socket

#### Bedroom Two

window to the rear aspect, radiator, wi-fi controlled air-conditioning unit, fitted wardrobes, loft access

#### Bedroom Three

window to the rear aspect, radiator

#### Bathroom

half height tiling, bath with mixer tap hand held shower attachment and fully tiled surround, pedestal wash basin, W.C, radiator, frosted window

### Outside

#### Gardens

a small front garden with planted shrubs and path leading to the front door with outside lighting. The Rear Garden is fully enclosed by timber fencing and brick wall, laid to lawn with flower and shrub borders, outside tap. There is a pedestrian gate leading to the driveway and Garage

#### Garage & Parking

alongside the property, a SINGLE GARAGE with electric roller door, power, light and open eaves storage space. There is an allocated parking space in front of the garage

#### Service Charge

there is a Service Charge payable of £300 per annum

