

Directions

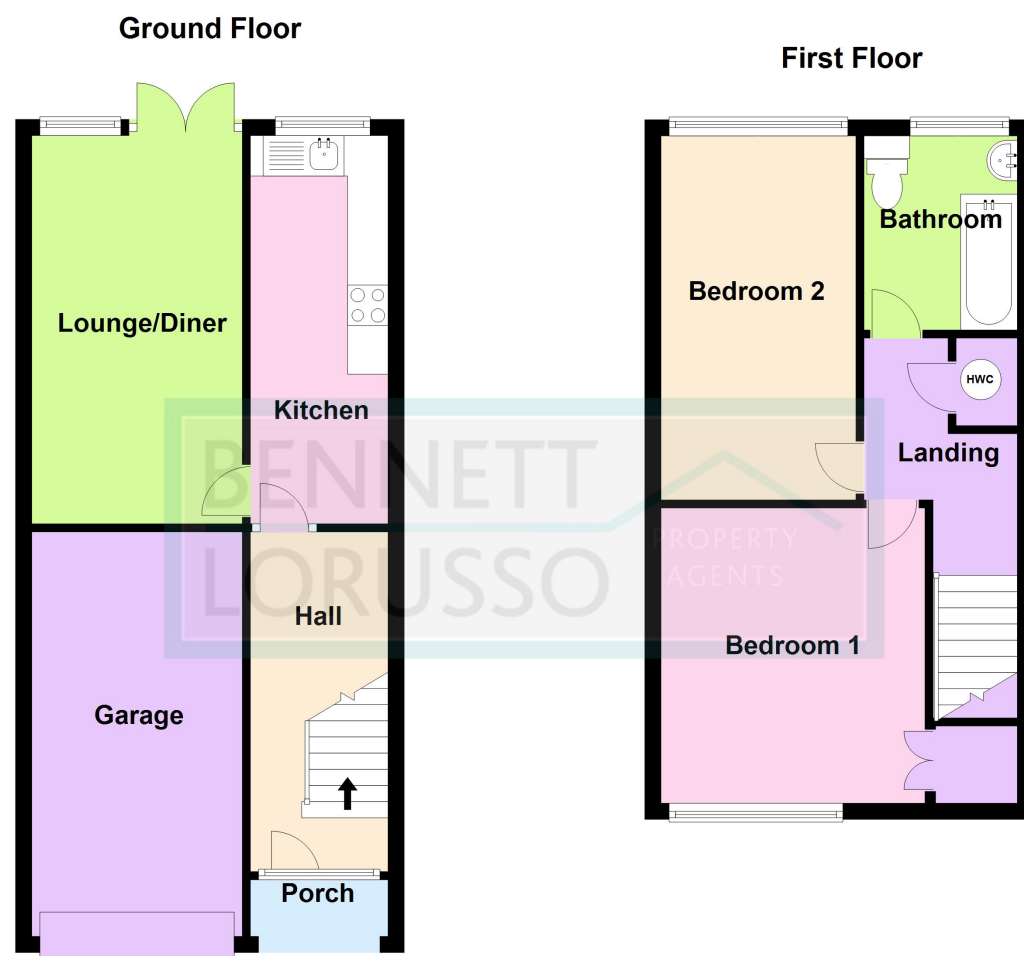
PE19 6NL.

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.



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.



62 Parkside, Little Paxton, St Neots, Cambridgeshire. PE19 6NL.

Offers Over £260,000

A well presented two double bedroom end terrace home well located on the edge of this popular riverside village. The bright and spacious accommodation includes, a separate entrance hall, white fitted kitchen with oven and hob, lounge/dining room with French style doors onto the rear garden and a first floor bathroom with a modern white suite. There is driveway parking to the front, a private and enclosed rear garden plus an integral garage which could be ideal for easy room conversion. Early viewing is strongly recommended.



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

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

Tel: 01480 211777
www.bennettlorusso.co.uk



Ground Floor

Storm Porch With courtesy light, built-in cupboard and Composite double glazed entrance door to;

Entrance Hall Radiator, stairs to the first floor with space under, laminate wood effect flooring.

Lounge/Dining Room 5.01m x 2.58m (16' 5" x 8' 6") Double glazed French style doors to the rear garden, double radiator, TV point, LED wall lighting, coving to ceiling, door to;

Kitchen/Breakfast Room 4.81m x 1.78m (15' 9" x 5' 10") Fitted with a range of white fronted base and wall units, stainless steel has hob with electric oven under, composite sink with mixer tap, plumbing for washing machine, splash back tiling, concealed gas fired boiler, undercounter fridge, double glazed window to rear, radiator and ceramic tiled floor.

First Floor

Landing Airing cupboard, access to the roof space, radiator.

Bedroom One 4.53m x 2.57m (14' 10" x 8' 5") Double glazed window to front, radiator, double built-in wardrobe.

Bedroom Two 3.67m x 3.5m (12' 0" x 11' 6") Double glazed window to rear, radiator.

Bathroom Fitted with a modern three piece white suite comprising, panelled bath with 'power' shower and screen over, vanity wash hand basin and low level WC, splash back tiling, triple glazed window, radiator.

Exterior

Front Garden Laid to lawn, driveway parking and side access.

Rear Garden Easterly facing, fully enclosed and laid to lawn with mature boundaries, various plants and shrubs, paved patio.

Integral Garage With metal up and over door, power and lighting, could be ideal for a room conversion.

Notes FREEHOLD.
Council tax band B - £1785.87 pa.
No chain.



EPC

