

Directions

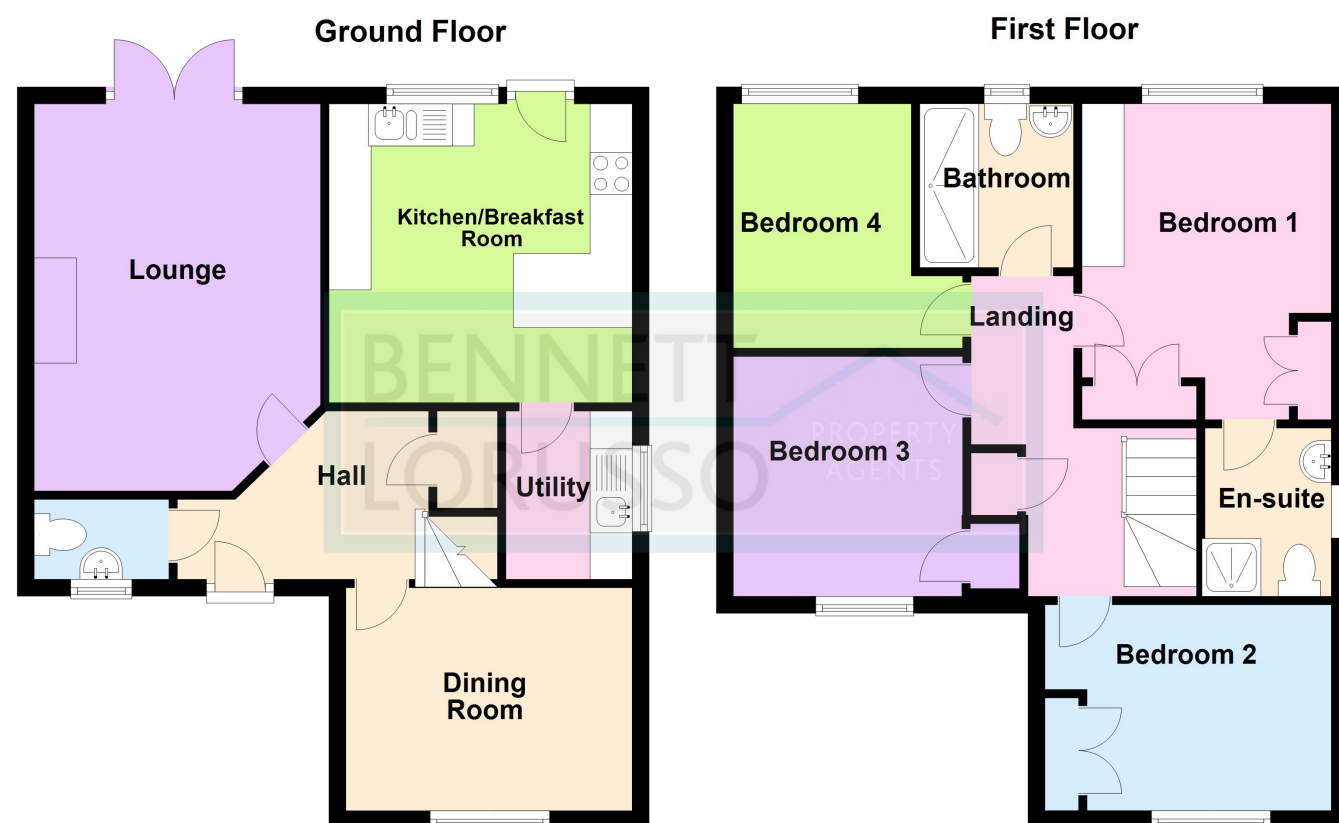
PE19 1LW.

DATA PROTECTION ACT 1998

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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. 100.2 sq. metres (1078.5 sq. feet)



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

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6 Barringer Way, St Neots, Cambridgeshire. PE19 1LW.

OIEO £450,000

A well presented four bedroomed family home situated in a great location opposite the picturesque Priory Park, a stones through from junior and senior schools and just over half a mile from the mainline station. The accommodation includes a separate living room and dining room, a kitchen/breakfast room plus utility room, four generously sized bedroom with an en-suite shower room and main bathroom. Sited on a corner plot, there is an attractively laid out rear garden with a garage and two car driveway immediately behind.

This wonderful property is chain free and we highly recommend viewing!

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Ground Floor

Storm Canopy Composite entrance door and courtesy light.

Entrance Hall Stairs to the first floor with cupboard under, radiator and vinyl flooring.

Cloakroom Two piece suite including wash hand basin and low level WC, radiator, double glazed window.

Living Room 4.45m x 3.40m (14' 7" x 11' 2") Feature fireplace with electric fire, TV aerial point, two radiators, double glazed French style doors to the rear garden.

Dining Room 3.40m x 2.70m (11' 2" x 8' 10") Double glazed window to the front, radiator.

Kitchen/Breakfast Room 3.60m x 3.50m (11' 10" x 11' 6") Fitted with a good range of base and wall units with under lighting, stainless steel bowl & 1/4 sink and mixer tap, splashback tiling, plumbing for dishwasher, fridge/freezer space, stainless steel gas hob with extractor hood over and double electric oven under, radiator, breakfast bar, vinyl flooring, double glazed window and door to the rear garden, door to:

Utility Room 2.0m x 1.50m (6' 7" x 4' 11") Fitted cupboards, stainless steel sink with mixer tap, plumbing for washing machine and vent for a tumble dryer, splashback tiling, double glazed window, radiator, vinyl flooring.

First Floor

Landing Radiator, airing cupboard housing the Baxi gas fired combination boiler.

Bedroom One 3.70m x 3.05m (12' 2" x 10' 0") Double glazed window to the rear, radiator, an extensive range of well fitted bedroom furniture including wardrobes and drawer units plus a double built-in wardrobe, door to:

En-suite Shower Room Three piece suite including a fully tiled shower enclosure with folding doors, wash hand basin and a low level WC, splashback tiling, double glazed window, shaver point, extractor fan, radiator and LVT flooring.

Bedroom Two 3.40m x 2.75m (11' 2" x 9' 0") Radiator, double built-in wardrobe and double glazed window to the front.

Bedroom Three 3.15m x 3.0m (10' 4" x 9' 10") Double glazed window to front, radiator, large built-in wardrobe.

Bedroom Four 2.95m x 2.70m (9' 8" x 8' 10") Double glazed window to rear, radiator, some quality fitted study furniture plus a wardrobe, access to the loft space.

Bathroom Three piece white suite incorporating a large shower tray with screen and waterproof boarding, wash hand basin and a low level WC, double glazed window, splashback tiling, shaver point, extractor fan, heated towel rail and LVT flooring.

Exterior

Front & Side Laid to lawn and with various plants, shrubs and hedging, side access gate.

Rear Garden Well tended and designed with a shaped lawn, paved patio, well stocked plant and shrub borders, a Palm tree, tap, light and exterior power point, door to the garage.

Garage To the rear of the garden with a personal door, the main door is an up and over, power and lighting is connected. There is a driveway in front with space for two cars and bin storage.

Notes FREEHOLD.
Council tax band is D - £2882.54 pa.
Driveway & Garage immediately to the rear.
No chain.



EPC

