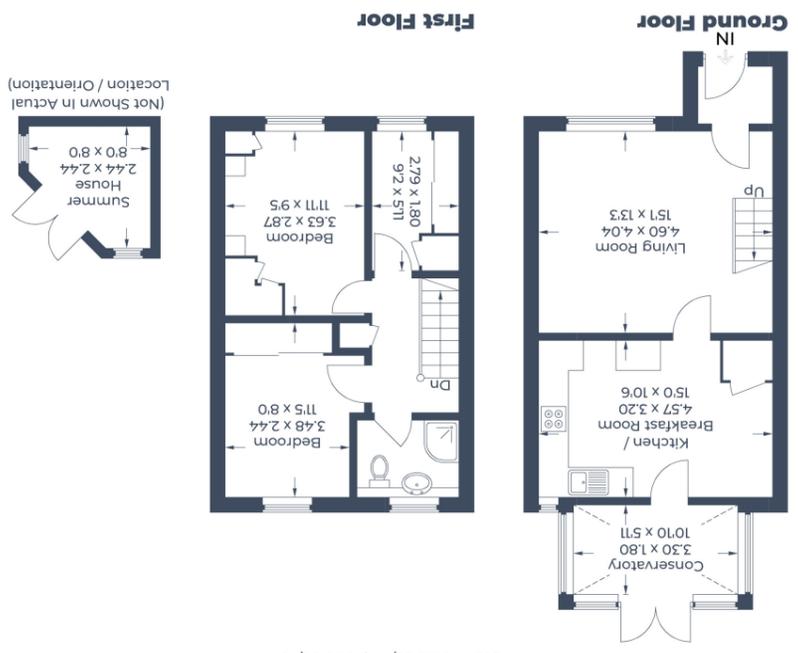


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	91-100
B	81-90
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Very energy inefficient - higher running costs	
England, Scotland & Wales	

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



Approximate Gross Internal Area
 Ground Floor = 43.3 sq m / 466 sq ft
 First Floor = 34.5 sq m / 371 sq ft
 Summer House = 4.8 sq m / 52 sq ft
 Total = 82.6 sq m / 889 sq ft





- THREE bedroom Semi on A CORNER PLOT
- REFITTED FIRST FLOOR SHOWER ROOM
- Fitted bedroom furniture / wardrobes
- Single Garage
- OFFERED WITH NO CHAIN

- Conservatory
- Lounge and kitchen Diner.
- Double glazed throughout
- Quiet Cul-de-sac location.

Ground Floor

Entrance Hall

Approached via double glazed entrance door to front aspect, coving to ceiling, wall mounted electric heater. Half glazed door leading to Lounge

Lounge

4.61m x 4.062m (15' 1" x 13' 4"). double glazed window to front aspect, staircase rising to first floor landing, coving to ceiling, television point, central heating thermostat. Door leading to Kitchen Diner

Kitchen Diner

4.588m x 3.160m (15' 1" x 10' 4"). A fully fitted kitchen comprising of inset single drainer one and half bowl sink unit with cupboards under. A range of base and wall mounted cupboards offering ample storage space with complimentary work surface over, drawer units, space for cooker, space for fridge freezer, plumbing for automatic washing machine, central heating boiler, tiled splashback surrounds, central heating boiler, coving to ceiling, Door leading through to Conservatory.

Conservatory

3.62m x 2.24m (11' 11" x 7' 4"). Double glazed windows to side and rear aspect, double glazed doors leading out to the rear garden, Italian tiled floor, fitted window blinds, wall mounted electric heater.

First Floor

First Floor Landing

Built in airing cupboard housing hot water cylinder, access to loft space, coving to ceiling, fitted smoke detector.

Bedroom One

3.725m x 2.689m (12' 3" x 8' 10"). Double glazed window to front aspect. A range of fitted bedroom furniture offer wardrobe with hanging rails, bridging units, matching bedside tables and vanity unit / dressing table, coving to ceiling.

Bedroom Two

2.903m x 2.442m (9' 6" x 8' 0"). Double glazed window to rear aspect, built in sliding door double wardrobe offering hanging rail and storage to recess area, coving to ceiling.

Bedroom Three

1.847m x 1.989m plus door recess area (6' 1" x 6' 6" plus door recess area). The third bedroom is currently being used as a dressing room with a large sliding door fitted wardrobe extending the full length of one wall. (This wardrobe could be removed so that the room can be used as a bedroom). Double glazed window to front aspect, coving to ceiling, laminate floor.

Shower Room

Double glazed window to rear aspect. A refitted white suite comprising of walk in shower cubicle with fitted electric shower, low level WC, vanity wash hand basin with storage cupboards under, wall mounted medicine cabinet, fully tiled walls, shaver point.

Outside

The property is situated on a corner plot with low maintenance gardens extending to the front side and rear of the property.

The front garden is open plan and hard landscaped with steps leading to the front door, and side gated access leading to the rear garden.

The side and rear garden is fully wall and fence enclosed, with paved patio area, gravel area, flower and shrub borders. To the rear of the garden is a timber summer house measuring 8'0 x 8'0.

The side area is block paved with a timber storage shed. There is also outside power points and an outside water tap.

Garage

There is a single garage situated in a block adjacent to the property.

Agents Notes

For more information or to arrange a viewing please contact Peter Lane St Neots office on 01480 406400

