

## Directions

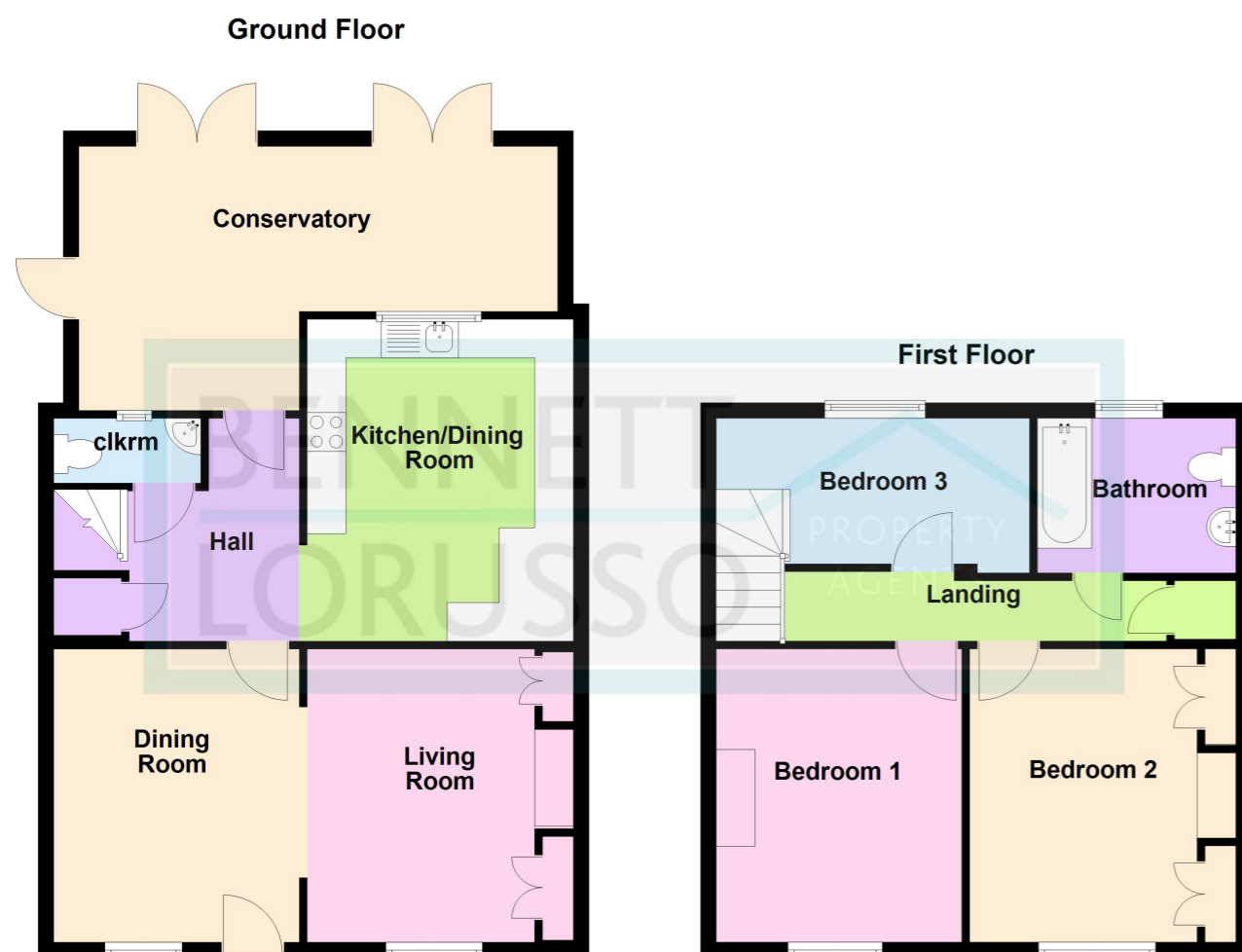
PE19 1AE.

## 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. 112.9 sq. metres (1215.6 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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**BENNETT**  
**LORUSSO** PROPERTY AGENTS



18 New Street, St Neots, Cambridgeshire. PE19 1AE.

**OIEO £375,000**

A wonderful Grade II listed cottage with front and rear gardens and located right in the town centre of St Neots. The generously sized accommodation includes a sitting room with an attractive open fireplace, a dining room, kitchen/breakfast room with integrated appliances, cloakroom, lean-to conservatory, three spacious bedrooms and a first floor bathroom with modern white suite. There are many fine features such as sash style windows, solid wood flooring, and a mature landscaped rear garden with a large cabin/home office. This is a no chain property and internal viewing is strongly advised to appreciate all it has to offer.

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# Ground Floor

**Entrance** Attractive storm canopy, solid wooden Georgian style front door to:

**Dining Room** 3.78m x 3.17m (12' 5" x 10' 5")  
Sash window to the front, double radiator, wood flooring, door to inner hall and opening on to:

**Sitting Room** 3.78m x 3.44m (12' 5" x 11' 3")  
Feature open fireplace with antique cast iron and patterned tile surround, fitted Oak shelving and cupboards either side of the chimney breast, Cable connections, radiator, sash window to the front and wood floor.

**Kitchen** 4.19m x 3.19m (13' 9" x 10' 6") Fitted with an extensive range of contemporary white base and wall units, integrated appliances including dishwasher, washing machine, fridge, five burner gas hob with extractor hood and split level double electric oven. Splashback tiling, Stone sink and mixer tap, double glazed window to rear, breakfast bar, wall mounted TV connections, quarry tiled floor, vertical radiator, recessed lighting to ceiling.

**Inner Hall** Wood flooring, radiator, stairs to the first floor with cupboard under.

**Cloakroom** Two piece white suite incorporating wash hand basin and WC, radiator, fully tiled walls and floor, double glazed window, wall mounted gas fired boiler.

**Lean-To Conservatory** 6.23m x 3.46m (20' 5" x 11' 4") Hardwood and sealed unit double glazed with a polycarbonate roof, tiled floor, power and lighting, French style doors on to the rear garden and door to side.

# First Floor

**Landing** Access to the loft space, airing cupboard.

**Bedroom One** 3.78m x 3.19m (12' 5" x 10' 6")  
Sash window to the front, radiator, fitted wardrobes and drawer units across one wall.

**Bedroom Two** 3.78m x 2.90m (12' 5" x 9' 6")  
Sash window to front, radiator, laminate wood effect flooring.

**Bedroom Three** 4.15m x 2.04m (13' 7" x 6' 8")  
Double glazed window to rear, radiator, laminate wood effect flooring, wardrobe.

**Bathroom** Three piece white suite comprising a panelled bath with mixer shower and screen, pedestal wash hand basin and WC, fully tiled walls and floor, double glazed window to the rear aspect, extractor fan and a heated towel rail.

# Exterior

**Front** Enclosed by brick walling and mainly paved, side access gate.

**Rear Garden** Fully enclosed with a small lawn, vegetable plot, large paved patio and raised beds, timber decking, large timber shed with power and lighting, well equipped CABIN/HOME OFFICE 6.41m x 3.96m (21' 0" x 13' 0").

**Notes** Grade II Listed.  
Freehold.  
Council tax band C - £2,295.34 pa.  
No chain.  
Subsidised town centre parking permits are available from St Neots town council.

