

Directions

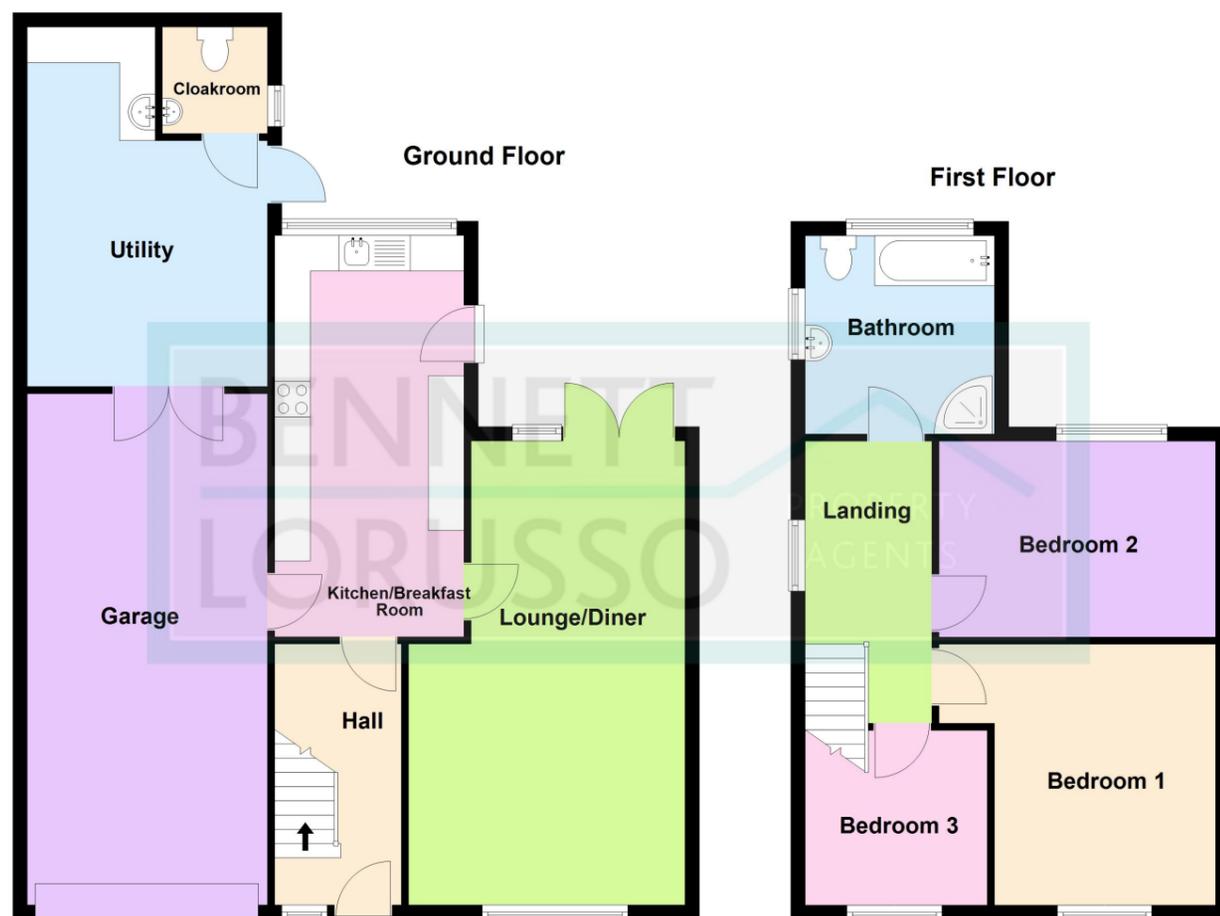
PE19 1TZ.

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. 132.7 sq. metres (1428.3 sq. feet)

Tel: 01480 211777
www.bennettlorusso.co.uk

BENNETT
LORUSSO PROPERTY AGENTS



1 Dewpond Close, St Neots, Cambridgeshire. PE19 1TZ.

£325,000

A mature and extended three bedroom semi-detached home with off road parking, a huge garage and a useful workshop/utility room. Situated in a cul-de-sac location within easy reach of local schools, parks, shops and the mainline station, this property has plenty of room for the growing family and the private garden is of a generous size too. Features include a large and fully fitted kitchen/breakfast room, cloakroom, a double aspect living room, three good sized bedrooms and a spacious bathroom with a bath and shower enclosure. A uniquely styled home and internal viewing is recommended.



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Ground Floor

Entrance Hall UPVC double glazed entrance door, radiator, ceramic tiled floor, stairs to the first floor with cupboards under.

Cloakroom Two piece white suite of wash hand basin and WC, fully tiled walls and a double glazed window.

Lounge/Dining Room 6.53m x 3.90m max (21' 5" x 12' 10") Wall mounted electric fire, Cable connection, laminate wood effect flooring, double glazed window to the front, radiator, double glazed French style doors on to the rear garden.

Kitchen/Breakfast Room 5.63m x 2.68m (18' 6" x 8' 10") Fully fitted with an extensive range of modern grey fronted base and wall units, integrated dishwasher and washing machine, gas hob with extractor hood, split level electric oven, microwave oven, cupboard underlighting, breakfast bar and two wine coolers, double glazed window and door to the rear garden, ceramic tiled floor, half glazed door to the garage.

Utility Room 5.05m x 3.36m max (16' 7" x 11' 0") Sink with electrically heated water tap, ample storage space, UPVC double glazed door to the rear garden.

first Floor

Spacious Landing Double glazed window to the side, access to the loft space which houses the gas fired combination boiler.

Bedroom One 3.90m x 3.72m (12' 10" x 12' 2") Double fitted wardrobe and cupboard with radiator, double glazed window to front, radiator, Cable point.

Bedroom Two 3.88m x 2.75m (12' 9" x 9' 0") Double glazed window to rear, radiator, laminate wood effect flooring.

Bedroom Three 2.65m x 2.44m (8' 8" x 8' 0") Double glazed window to front, radiator.

Large Bathroom With a four piece white suite incorporating a modern panelled bath, large corner shower enclosure with sliding doors and electric shower, wash hand basin and WC, two double glazed windows, heated towel rail and a shaver point.

Outside

Front Mainly paved for off road parking.

Rear Garden Fully enclosed and laid to lawn with raised planted beds, patio to the rear, large timber workshop/shed with power and lighting plus double opening doors, sunken Koi pond, further covered patio with mature vine and external lighting.

Large Garage 7.09m x 3.36m (23' 3" x 11' 0") With electric rollover door, power and lighting, panelled ceiling, double doors to the utility room.

Notes Freehold.
Council tax band C - £2193.53 pa.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
England, Scotland & Wales		EU Directive 2002/91/EC	