

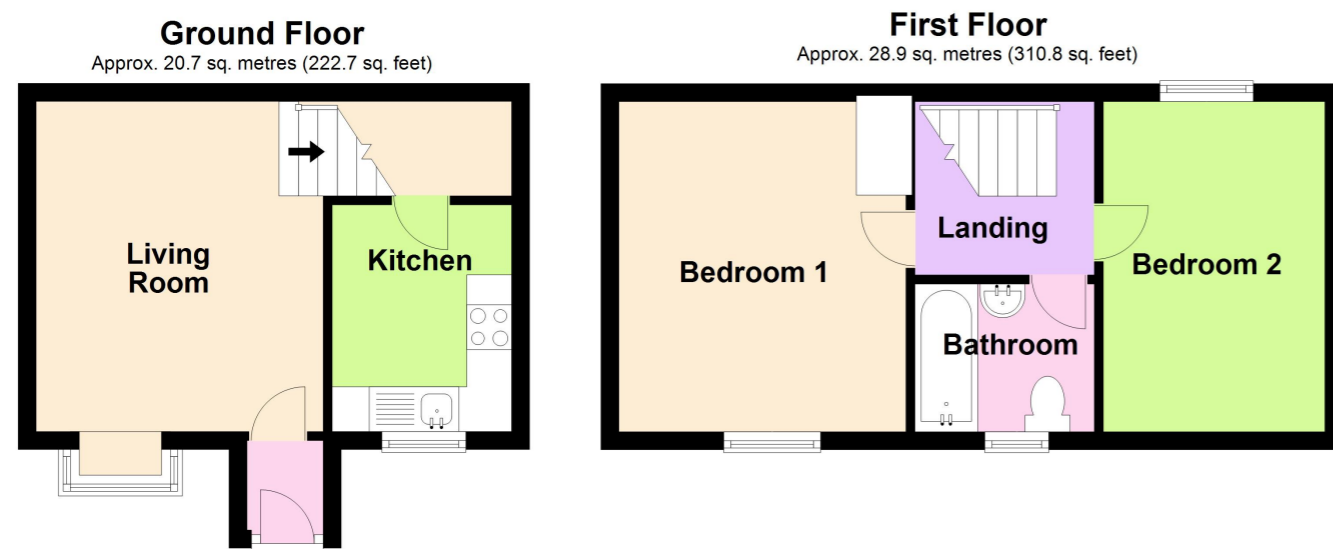
## Directions

### 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. 49.6 sq. metres (533.6 sq. feet)

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.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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**BENNETT**  
**LORUSSO** PROPERTY AGENTS



17 Grosvenor Gardens, ST NEOTS, Cambridgeshire. PE19 1DL.

**OFFERS AROUND £200,000**

Classic style starter home/ investment property located central to the town centre amenities. The lounge has a box bay window which leads to the kitchen, on the first floor are two double bedrooms and a bathroom. The property benefits from a gas fired combination boiler located in the loft along with Upvc double glazing throughout. In the courtyard adjacent to the property is an allocated parking space. The property is offered with no forward chain. Waitrose and other shops are a mere 3 minutes walk away along with the nearby St Neots Common.

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## GROUND FLOOR

**Porch** Upvc front door, inner door to lounge.

**Hall** Door to lounge.

**Lounge/Dining Room** 3.56m x 3.21m (11' 8" x 10' 6") Box bay window to front in Upvc with display plinth, laminate flooring, radiator, stairs to landing, doorway to kitchen.

**Kitchen** 2.50m x 2.00m (8' 2" x 6' 7") Fitted with a number of base cupboards and drawers, single drainer sink unit, space for cooker, extractor hood, tiled splashbacks, radiator, updated fuse board, Upvc window to front, understairs storage cupboard.

## FIRST FLOOR

**Landing** Doors to bedrooms and bathroom.

**Bedroom One** 3.60m x 3.24m (11' 10" x 10' 8") Upvc window to front, radiator, laminate flooring, overstairs boxwell shelf.

**Bedroom Two** 3.60m x 2.50m (11' 10" x 8' 2") Upvc window to rear, radiator, laminate flooring. Access to loft space and gas fired combination central heating boiler.

**Bathroom** 2.00m x 1.65m (6' 7" x 5' 5") Fitted with a three piece suite comprising of a panelled bath with an independent Bristan shower mixer over, low level WC, pedestal wash hand basin, tiled splashbacks, Upvc window to front, radiator, linoleum floor covering.

## OUTSIDE

**GARDEN** Open plan gravelled garden with space for pot plants and seating. Access to parking area.

## AGENTS NOTES

**Management Charge** Whilst the property is Freehold there is a management charge for the maintenance of the communal grounds and the car parking area. The Annual Charge for 1/04/2024 to 31/03/2025 is £275.86.

COUNCIL TAX BAND B Charges for 2024-2025 £1834.34



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>88</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>69</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC