

Directions

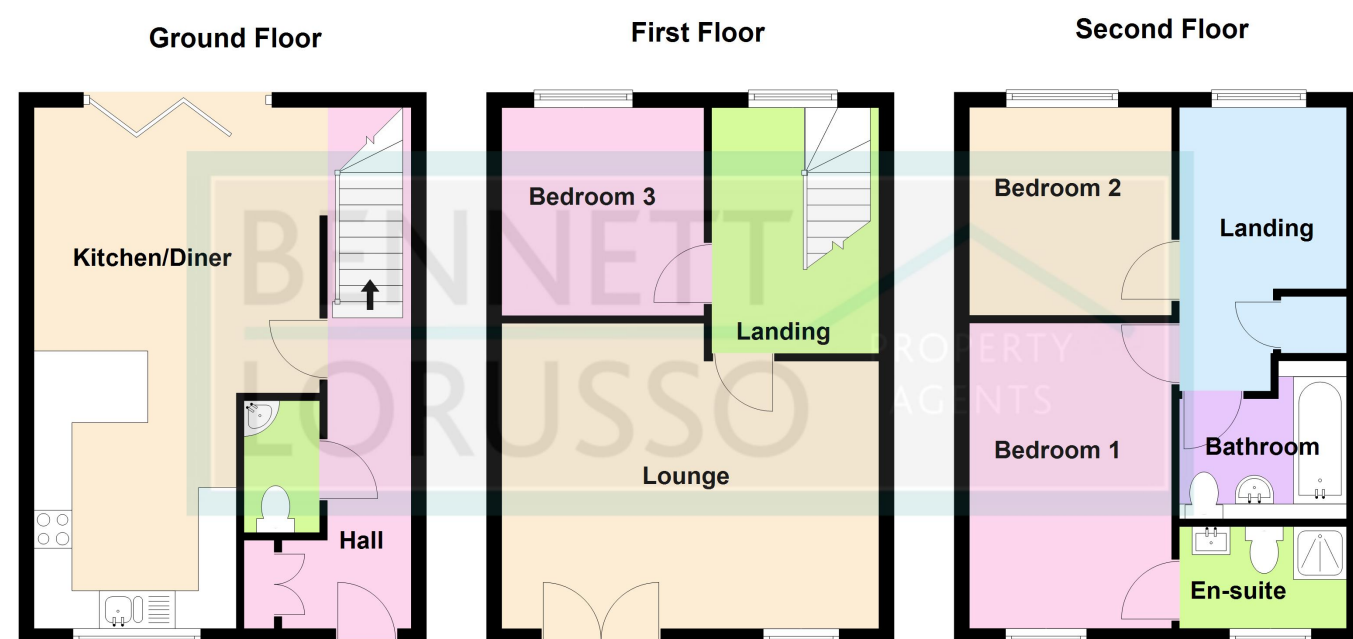
PE19 0AD.

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. 102.9 sq. metres (1107.2 sq. feet)



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

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9 Pelham Road, St Neots, Cambridgeshire. PE19 0AD.

£375,000

A well presented three/four bedroom townhouse situated on this popular new development close to good road links and the mainline station. The thoughtfully designed accommodation includes a contemporary styled kitchen with integrated appliances opening on to a dining/day room which has access on to the garden, a first floor living room or further bedroom with a Juliette balcony and two smartly finished bathrooms. Outside, the timber fenced garden has a covered patio with a hot tub, there is a single garage and off road parking for two cars. This spacious, modern home is well worth a look!

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Ground Floor

Entrance Hall Part double glazed entrance door, fitted mat and Luxury Vinyl Wood-Effect floor, stairs to the first floor, radiator, cloaks/shoe cupboard.

Cloakroom Two piece white suite comprising wash hand basin and low level WC, fitted cupboard, Luxury Vinyl Wood-Effect floor, extractor fan and radiator.

Kitchen/Diner/Lounge 6.86m x 3.92m max (22' 6" x 12' 10") Fitted with a good range of contemporary base and wall units, concealed gas fired boiler, double glazed window to the front, water softener, integrated dishwasher and washer/dryer, fitted gas hob with stainless steel splashback and extractor hood, split level electric oven, Luxury Vinyl Wood-Effect floor, recessed lighting to ceiling.

Dining Area
Luxury Vinyl Wood-Effect floor, radiator, wall mounted TV connections, under stairs study area, bi-folding doors on to the rear garden.

First Floor

Landing Double glazed window to rear, radiator, stairs to the second floor.

Lounge 4.88m x 4.03m max (16' 0" x 13' 3") Double glazed window and French style doors with a Juliette balcony to the front aspect, TV connections, two radiators.

Bedroom Three 2.77m x 2.73m (9' 1" x 8' 11") Double glazed window to the rear, radiator.

Second Floor

Second landing Double glazed window to rear, radiator, airing cupboard housing hot water cylinder, access to the loft space.

Bedroom One 4.04m x 2.77m (13' 3" x 9' 1") Large double wardrobe with sliding doors, radiator, double glazed window to front, wall mounted TV connections, door to:

Ensuite Shower Room Three piece white suite incorporating a fully tiled shower enclosure with a dual head shower, wash hand basin and low level WC, splashback tiling, extractor fan, heated towel radiator, double glazed window, recessed lighting to ceiling.

Bedroom Two 2.75m x 2.73m (9' 0" x 8' 11") Double glazed window to rear, radiator, fitted wall units.

Bathroom Three piece white suite comprising a modern panelled bath with an electric shower and screen over, wash hand basin and a low level WC, splashback tiling, mirrored cabinet, extractor fan, chrome heated towel rail, Luxury Vinyl Wood-Effect floor, recessed lighting to ceiling.

Exterior

Front Small and open plan with a pathway.

Rear Garden East facing and fully enclosed by timber fencing, raised and planted borders, covered paved patio with a Hot Tub, power and lighting, water tap, rear gate.

Garage & Parking En-block close-by with up and over door, power connected and a 7kW EV charging point. Parking space for two cars.

Notes Freehold.
Council tax band C - £2193.53 pa.
Current estate management charges are £280 annually.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC