

DATA PROTECTION ACT 1998

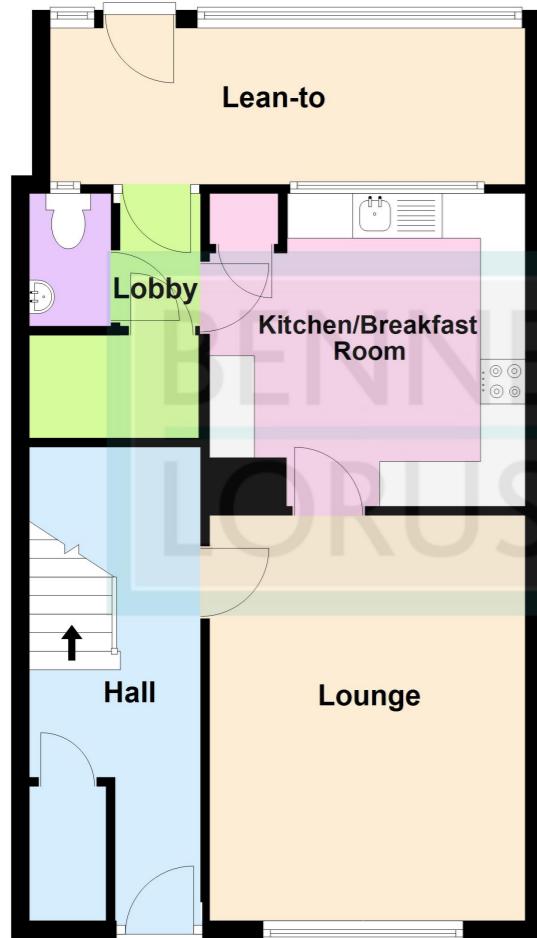
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

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.

Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



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**BENNETT
LORUSSO**
PROPERTY
AGENTS



73 Duck Lane, St Neots, Cambridgeshire. PE19 2DE.

£240,000

An established three bedroom terraced house with good sized family accommodation and conveniently situated close to amenities such as schools and the mainline station. This spacious chain free home includes a large living room to the front and a kitchen/diner to the rear, a cloakroom, three generously sized bedrooms and a first floor bathroom with white suite. The front and rear gardens are enclosed, there is UPVC double glazing, gas fired radiator central heating and ample storage throughout. Early viewing of this realistically priced home is definitely recommended!



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Ground Floor

Entrance Hall UPVC entrance door, radiator, stairs to the first floor, large walk-in cupboard.

Living Room 4.55m x 3.55m (14' 11" x 11' 8") Double glazed window to front, radiator, TV aerial point, door to:

Kitchen/Diner 3.55m x 3.5m (11' 8" x 11' 6") A range of wood effect base and wall units, stainless steel sink and mixer tap, plumbing for washing machine and dishwasher, ceramic hob with electric oven and extractor hood, splashback tiling, further utility space, pantry cupboard, double glazed window to rear, door to:

Rear Lobby Large utility cupboard with power and lighting, door to rear.

Cloakroom Two piece white suite comprising wash hand basin and WC, small window.

Lean-to 5.30m x 1.75m (17' 5" x 5' 9") Of glass and timber construction and with door to the rear garden.

First Floor

Landing Large walk-in cupboard, access to the loft space.

Bedroom One 4.0m x 3.25m (13' 1" x 10' 8") Double glazed window to front, radiator.

Bedroom Two 4.0m x 2.7m (13' 1" x 8' 10") Double glazed window to rear, radiator.

Bedroom Three 3.05m x 2.25m (10' 0" x 7' 5") Double glazed window to front, radiator.

Bathroom With a three piece white suite comprising modern panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, splashback tiling, double glazed window, radiator, double cupboard housing the gas fired combination boiler.

Outside

Front Enclosed, part paved and part laid to gravel.

Rear Garden Fully enclosed, small lawn, numerous plants and shrubs, rear gate.

Notes Freehold.
Council tax band B - £1919.34 pa.
No chain
Both on and off road parking is available close-by.

