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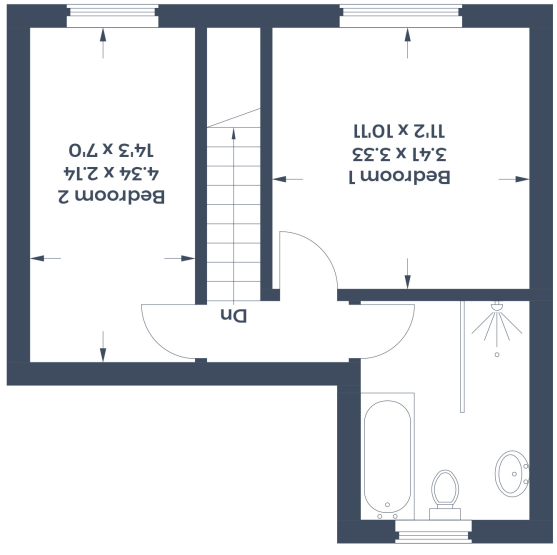


Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

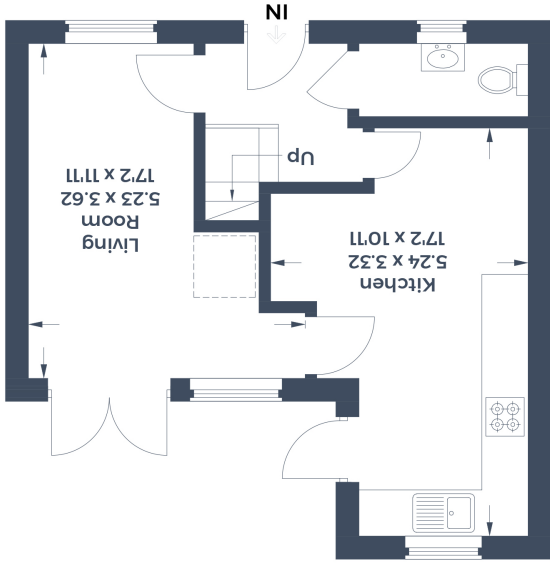
Energy Efficiency Rating: 82 (Current), 84 (Potential)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

First Floor



Ground Floor



= Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area
 Ground Floor = 33.3 sq m / 358 sq ft
 First Floor = 32.8 sq m / 353 sq ft
 Total = 66.1 sq m / 711 sq ft



- Modern semi detached property
- Bathroom with fully tiled shower enclosure AND bath
- Southerly facing garden
- Two DOUBLE bedrooms
- Ground floor cloakroom
- Parking for TWO vehicles



Accommodation

composite door to:

Entrance Hallway

stairs leading to First Floor Landing, radiator

Cloakroom

two piece white suite to comprise low level W.C and vanity wash hand basin, radiator, frosted window to the front aspect

Kitchen & Dining Room

modern fitted base level and wall mounted storage cupboard units, fitted worksurfaces with inset sink and drainer, integrated oven, hob & extractor, space for upright fridge/freezer, plumbing for automatic front loading washing machine, concealed gas fired boiler serving domestic central heating and hot water supply, window to the rear aspect, doors to the Lounge and the Garden

Lounge

dual aspect with doors opening out to the Garden, radiator, TV point

First Floor Landing

access to the insulated loft space

Bedroom One

radiator, storage/wardrobe recess, window to the front aspect

Bedroom Two

radiator, window to the front aspect

Bathroom

4 piece white contemporary suite to comprise fully tiled double width shower enclosure, panel bath, low level W.C and vanity wash hand basin, radiator, frosted window to the rear aspect

Outside

an established rear garden, southerly facing and mainly laid to lawn with patio, timber shed and garden store, being fully enclosed with gated access leading to the front

off street parking alongside the property for TWO vehicles

Agents Notes

this is a FREEHOLD property. If you require any additional information or wish to arrange a viewing, please call our St Neots office on 01480 406 400

