

## Directions

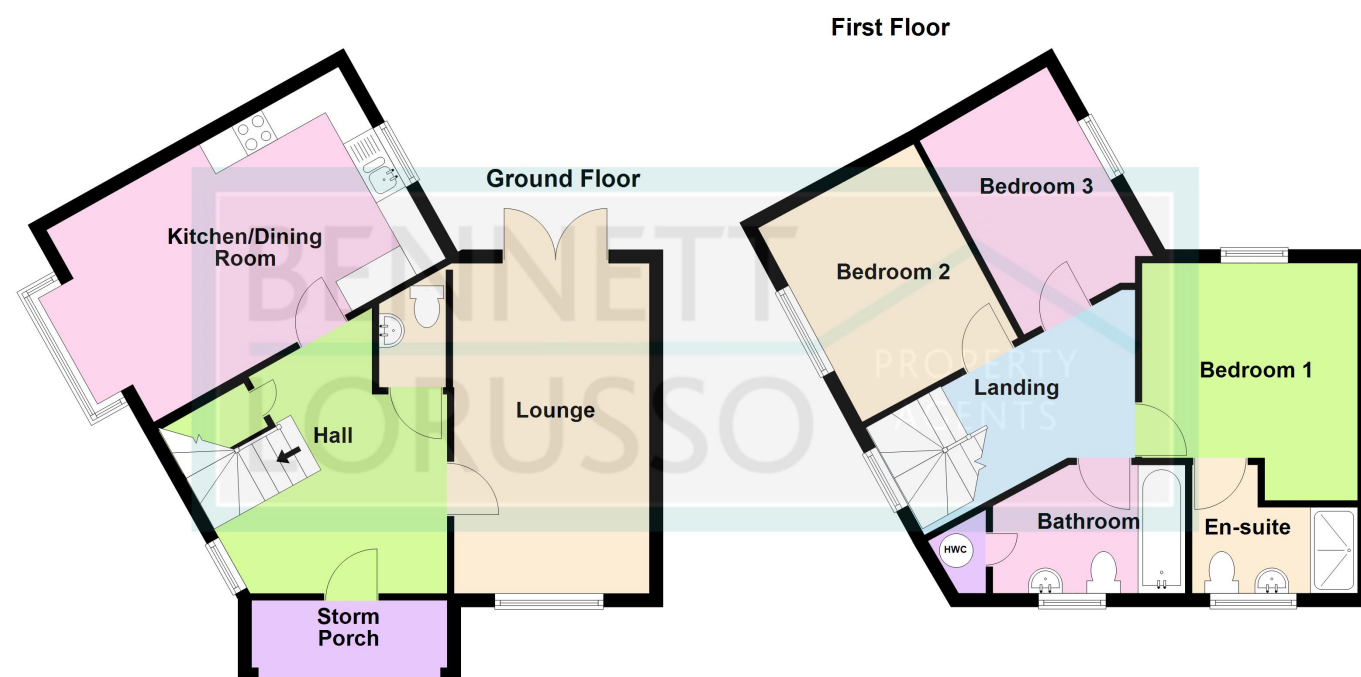
PE19 6DE.

## 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. 94.4 sq. metres (1015.9 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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8 Whitchurch Walk, St Neots, Cambridgeshire. PE19 6DE.

OIEO £350,000

A very smartly presented three bedroom semi-detached home, well located overlooking green space on the edge of this modern development, extremely popular with commuters and young families. The bright and light accommodation includes a double aspect living room and a fitted kitchen/diner with appliances, cloakroom, spacious entrance hall and landing, three generously sized bedrooms and two modern, stylish bathrooms. Outside, there are gardens to the front and rear, a single garage with power and lighting plus a driveway and visitor parking. This well designed contemporary styled home is chain free and well worth a look!

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# Ground Floor

**Entrance Hall** Part glazed entrance door, double glazed window to the front, stairs to the first floor and cupboard under with lighting, radiator, central heating programmer.

**Cloakroom** With a two piece white suite of wash hand basin and WC, radiator, extractor fan.

**Living Room** 4.90m x 3.33m (16' 1" x 10' 11") Double glazed window to front, radiator, TV connection points, double glazed French style doors to the rear garden.

**Kitchen/Diner** 4.93m x 3.33m plus bay (16' 2" x 10' 11") Fitted with a good range of light wood effect base and wall units, stainless steel gas hob and electric oven with splashback and extractor hood over, plumbing for washing machine and dishwasher, double glazed window to rear, stainless steel sink and mixer tap, concealed gas fired boiler, fridge/freezer space, vinyl flooring, radiator, double glazed walk-in bay window to the front.

# First Floor

**Landing** Access to the loft space, radiator, double glazed window to the front.

**Bedroom One** 3.53m x 3.45m max (11' 7" x 11' 4") Double glazed window to rear, radiator, door to:

**En-suite Shower Room** Three piece white suite incorporating a double shower enclosure with sliding doors, wash hand basin and close coupled WC, double glazed window, extractor fan, radiator and vinyl flooring.

**Bedroom Two** 3.40m x 2.69m (11' 2" x 8' 10") Double glazed window to front, radiator.

**Bedroom Three** 4.51m x 2.16m max (14' 10" x 7' 1") Double glazed window to rear, radiator.

**Bathroom** Modern three piece white suite comprising a panelled bath with mixer shower and screen, wash hand basin and close coupled WC, double glazed window, radiator and airing cupboard.

# Outside

**Front** Laid to shingle and surrounded with a mature hedge.

**Rear Garden** Fully enclosed and laid to lawn, paved patio, various plants and shrubs, tap and side gate.

**Garage & Parking** Single garage immediately to the rear and adjoining the garden, with power and lighting, parking space in front and there is further visitor parking.

**Notes** Freehold.  
No chain.  
Council tax band D - £2467.72.  
Estate management charge of £100 PA paid to Priory Meadows.

