







## 1 Old Bull Yard, St Neots, Cambridgeshire PE19 2AH Offers in Excess of £290,000

- A stylish Grade II listed townhouse situated in this sought after gated development in the town centre.
- Exposed beams and brick work.
- NO FORWARD CHAIN.
- Immaculately presented throughout with modern kitchen and bathroom.
- Allocated parking.

### Ground Floor

#### Accommodation

A stylish Grade II listed TOWNHOUSE SITUATED IN THIS GATED DEVELOPMENT IN THE TOWN CENTRE. With plenty of character features, this immaculately presented property benefits from a modern kitchen and bathroom and has a wealth of exposed beams and brick work.

There is an allocated parking space in front of the property..

NO FORWARD CHAIN.

Door to

#### Entrance Hall

stairs to the First Floor Landing, laminate wood flooring, radiator, under stairs storage cupboard

#### Lounge & Dining Room

5.50m x 5.50m (18' 1" x 18' 1") maximum. two sash windows to the front aspect, window to the rear aspect, laminate wood flooring, exposed ceiling beams, exposed brick wall and feature fireplace, radiator, TV & telephone points

#### Kitchen

3.09m x 2.18m (10' 2" x 7' 2") fitted with a range of modern base and eye level cupboards, work surfaces with stainless steel sink inset, integrated oven, five burner gas hob and extractor, integrated fridge freezer, dishwasher and washer dryer, laminate wood flooring, window to the rear aspect

### First Floor

#### First Floor Landing

stairs to the Second Floor, window to the front aspect, radiator, large under stairs storage cupboard

#### Bedroom One

5.50m x 4.43m (18' 1" x 14' 6") maximum. two windows to the front aspect, window to the rear aspect, exposed ceiling beams, exposed brick wall with feature fireplace, radiator

#### Bathroom

corner shower enclosure, vanity unit with wash basin and W.C, towel radiator, frosted window

### Second Floor

#### Second Floor

access to

#### Bedroom Two

7.53m x 3.30m (24' 8" x 10' 10") maximum. window to the front aspect, radiator, exposed beams and brick chimney breast, access to walk-in storage nook for wardrobe space

#### Outside

external double power point, allocated parking in front of the property for one vehicle

#### Agents Note

There is a charge payable for the upkeep of the communal area, exterior lighting, refuse collection and maintenance of the electronic pedestrian and vehicular access gates.

At the time of instruction, we are informed by our Sellers that these charges are approx. £192 per quarter.

