





1 Top Birches, St Neots, Cambridgeshire PE19 6BD

£325,000

- EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM.
- SEPARATE KITCHEN WITH INTEGRATED FRIDGE FREEZER.
- GARAGE AND PARKING SPACE ALONGSIDE.
- FITTED WARDROBES TO BEDROOMS ONE & TWO.
- OFFERED WITH NO CHAIN
- AIR CONDITIONING TO BEDROOM TWO.
- ENCLOSED GARDEN.
- WALKING DISTANCE TO ST NEOTS MAINLINE TRAIN STATION.
- GROUND FLOOR W.C.
- Ideal Investment Property



Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, radiator, alarm controls, wi-fi controlled Hive heating controls and thermostat

Cloakroom

W.C, pedestal wash basin, radiator, frosted window

Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink unit, electric fan assisted oven, gas hob and extractor, integrated fridge freezer, plumbing for washing machine, cupboard housing gas fire combi boiler, under stairs storage cupboard, radiator, window to the rear aspect

Lounge

window to the front aspect, radiator, TV & telecom points, open through to

Dining Room

French doors to the Rear Garden, radiator, TV point

First Floor

Landing

storage cupboard

Bedroom One

window to the front aspect, radiator, fitted wardrobes

En-Suite Shower Room

fully tiled shower, W.C, pedestal wash basin, radiator, electric shaver socket

Bedroom Two

window to the rear aspect, radiator, wi-fi controlled air-conditioning unit, fitted wardrobes, loft access

Bedroom Three

window to the rear aspect, radiator

Bathroom

half height tiling, bath with mixer tap hand held shower attachment and fully tiled surround, pedestal wash basin, W.C, radiator, frosted window

Outside

Gardens

a small front garden with planted shrubs and path leading to the front door with outside lighting. The Rear Garden is fully enclosed by timber fencing and brick wall, laid to lawn with flower and shrub borders, outside tap. There is a pedestrian gate leading to the driveway and Garage

Garage & Parking

alongside the property, a SINGLE GARAGE with electric roller door, power, light and open eaves storage space. There is an allocated parking space in front of the garage

Service Charge

there is a Service Charge payable of £300 per annum

Potential Rental Income

The property would also be ideal as an investment property, due to its proximity to the station. The anticipated rental income for the property would be in the region of £1500 per calendar month.

