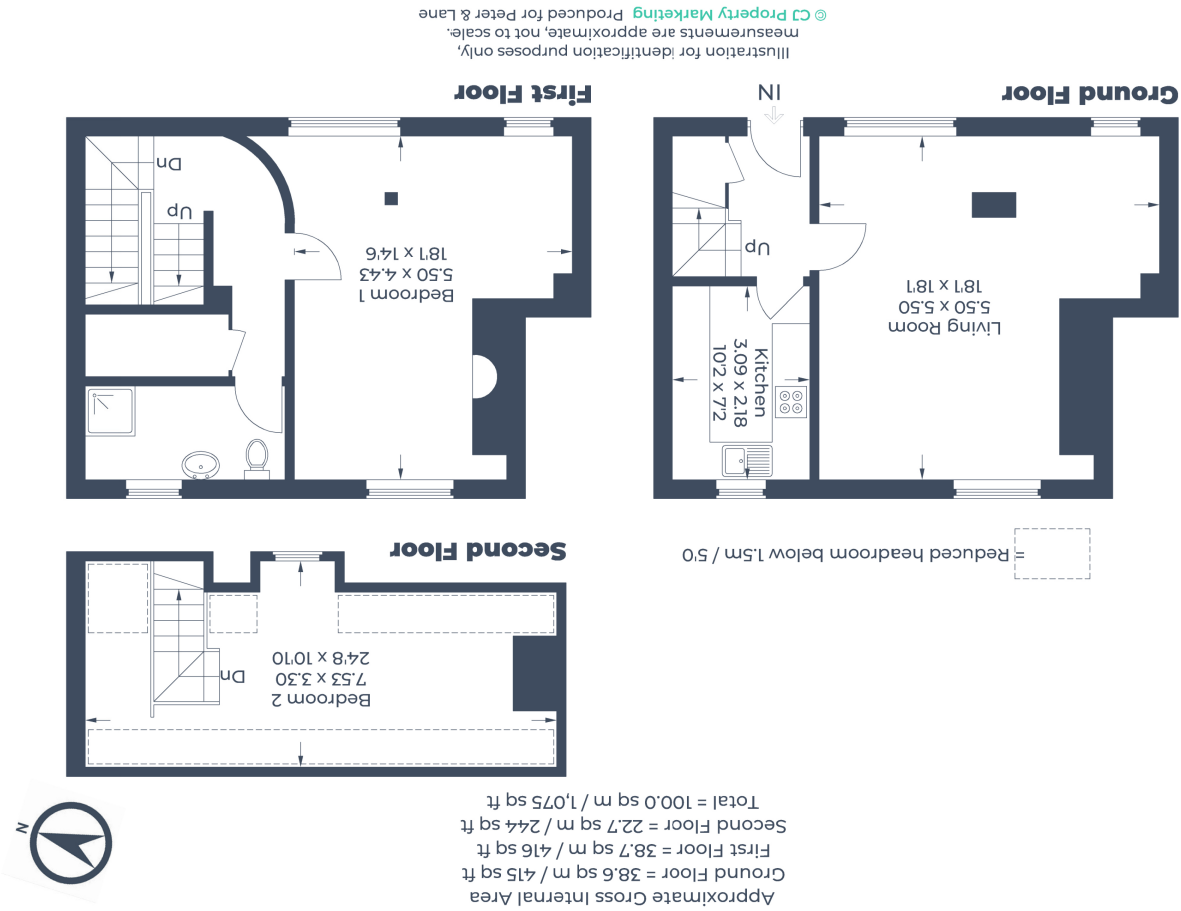


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
Very energy efficient - higher running costs	
C	C
D	D
E	E
F	F
G	G
Least energy efficient - higher running costs	
England, Scotland & Wales	
EU Standard	
2020/10/10	





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.

