

## Directions

PE19 1LJ.

## 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. 158.6 sq. metres (1707.6 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.  
Plan produced using PlanUp.

Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT  
LORUSSO** PROPERTY  
AGENTS



55 Avenue Road, St Neots, Cambridgeshire. PE19 1LJ.

Offers Around £500,000

We are pleased to offer for sale this rarely available property in the sought after 'Avenue Road' very close to good schools, parkland, the St Neots town centre and mainline station to London. This great family home does require some updating but offers good sized accommodation and many charming features. There are three well proportioned reception rooms, open fireplaces, a kitchen/breakfast room with a walk-in larder, four double bedrooms and a single room or office, along with a large first floor bathroom. Outside, there are neat gardens to the front and rear, a double glazed greenhouse, useful brick outbuilding and there is the possibility for off road parking. A fine character home with huge potential and early viewing is advised!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. www.bennettlorusso.co.uk



## Ground Floor

**Entrance Hall** Half glazed wooden door, stairs to the first floor with a cupboard under, night storage heater, part glazed wooden door to:

**Rear Porch** 3.00m x 2.85m (9' 10" x 9' 4") Double glazed windows and door to the rear garden, an ideal area to make in to a utility room and cloakroom.

**Family Room** 3.45m x 3.0m plus Bay (11' 4" x 9' 10") Tiled fireplace, night storage heater, coving to ceiling, double glazed bay window to the front.

**Sitting Room** 4.10m x 3.40m plus Bay (13' 5" x 11' 2") Tiled fireplace, night storage heater, double glazed bay window to the front, glazed double doors through to:

**Dining Room** 4.0m x 3.40m plus Bay (13' 1" x 11' 2") Double glazed bay window to the rear, tiled open fireplace, night storage heater.

**Kitchen/Breakfast Room** 3.65m x 3.40m (12' 0" x 11' 2") With a range of Oak fronted base and wall units, stainless steel sink and mixer tap, splashback tiling, tiled former fireplace with an electric cooker point, built-in shelved cupboards, night storage heater, double glazed windows to the rear and side, WALK-IN LARDER 3.40m x 1.15m (11' 2" x 3' 9") with double glazed window, power and lighting, consumer unit.

## First Floor

**Landing** Doors off to:

**Bedroom One** 4.30m x 3.40m (14' 1" x 11' 2") Double glazed windows to front and side, night storage heater.

**Bedroom Two** 4.0m x 3.40m (13' 1" x 11' 2") Double glazed window to front, night storage heater, cast iron fireplace.

**Bedroom Three** 3.90m x 3.40m (12' 10" x 11' 2") Double glazed windows to rear and side, cast iron fireplace, night storage heater.

**Bedroom Four** 3.65m x 3.40m (12' 0" x 11' 2") Double glazed window to rear, cast iron fireplace, night storage heater.

**Bedroom Five/Office** 2.60m x 1.50m (8' 6" x 4' 11") Double glazed window to the front.

**Bathroom** Three piece grey suite comprising panelled bath, pedestal wash hand basin and a low level WC, two double glazed windows, night storage heater, access to the loft space, airing cupboard.

## Exterior

**Front** Enclosed by a brick wall, mature hedge and raised plant beds, paving, storm porch.

**Rear Garden** 14.65m x 8.75m (48' 1" x 28' 8") Well tended, fully enclosed and laid neatly to lawn, various flower and shrub borders, UPVC double glazed greenhouse 3.30m x 2.30m (10' 10" x 7' 7") with power and water including an overhead mist watering system, tap, brick built outbuilding with power 3.50m x 2.50m (11' 6" x 8' 2"), double wooden gates to the rear/side, could provide access for a car.

**Note** FREEHOLD.  
Council tax band E- £2730.60.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			