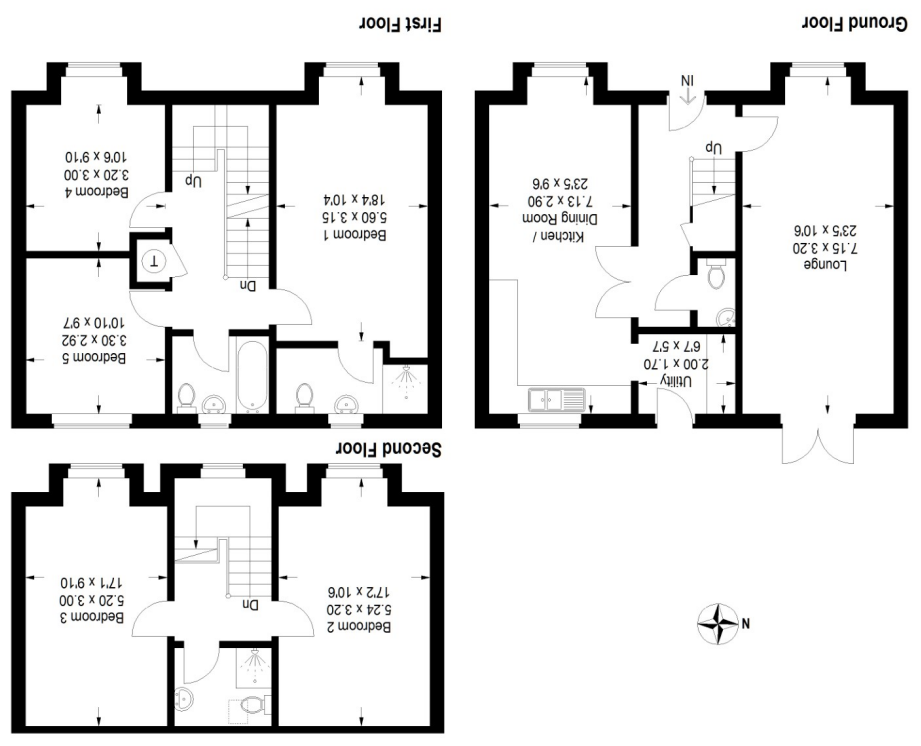


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1012370)
Housepix Ltd



Great High Ground St Neots PE19
Approximate Gross Internal Area
158.4 sq m / 1705 sq ft



74 Great High Ground, St Neots, Cambridgeshire PE19 6GP Offers in Excess of £400,000



- Detached three storey Townhouse
- Dual Aspect Sitting Room
- Five Double Bedrooms
- Walking distance of the Main Line Station
- Early Viewing Recommended
- Three bathrooms plus ground floor cloakroom
- Spacious Dual aspect Kitchen Diner
- Two allocated parking spaces
- Versatile accommodation



Ground Floor

Entrance Hall

Approached via entrance door to front aspect, staircase rising to first floor landing, under stairs storage cupboard, radiator, smoke detector, doors leading off to cloakroom, Sitting Room and double doors to Kitchen Diner.

Downstairs Cloakroom /WC

Fitted white suite comprising of low level WC, pedestal wash hand basin, radiator, extractor fan.

Lounge

7.15m x 3.2m (23' 5" x 10' 6"). A spacious dual aspect front to back sitting room with double glazed window to front aspect and double glazed French doors leading out to the rear garden, television point, two radiators.

Kitchen Diner

7.13m x 2.9m (23' 5" x 9' 6"). Double glazed window to front and rear aspect. Fitted kitchen comprising of inset one and half bowl sink unit with cupboards under. A further range of base and wall mounted cupboards incorporating drawer units, with complimentary work surface over, tiled splash back surrounds, space and plumbing for dishwasher, built in gas hob and electric oven with extractor hood over, radiator, space for fridge freezer. Archway to Utility area.

Utility Area

2m x 1.71m (6' 7" x 5' 7"). Door leading out to the rear garden, radiator, central heating boiler, fitted work surface, storage cupboards, plumbing for automatic washing machine, space for tumble dryer.

First Floor

First floor landing

Built in airing cupboard, staircase rising to second floor, smoke detector, doors leading off to bedrooms and bathroom.

Master Bedroom

5.686m x 3.151m (18' 8" x 10' 4"). Double glazed window to front aspect, radiator, television point, central heating thermostat. Door leading to En-Suite.

En Suite Shower Room

Double glazed window to rear aspect, fitted suite comprising of double fully tiled shower cubicle, pedestal wash hand basin and low level WC, tiled splash back surrounds, radiator, extractor fan.

Bedroom Four

03.2m x 3.0m (10' 6" x 9' 10"). Double glazed window to front aspect, fitted radiator.

Bedroom Five

3.3m x 2.92m (10' 10" x 9' 7"). Double glazed window to rear aspect, fitted radiator.

Family Bathroom

Double glazed window to rear aspect, fitted white suite comprising of low level WC, pedestal wash hand basin, side panelled bath, tiled splash back surrounds, fitted radiator.

Second Floor

Second Floor Landing

Access to loft space, radiator, smoke detector. Door leading off to bedrooms and Shower Room

Bedroom Two

5.24m x 3.2m (17' 2" x 10' 6"). Double glazed window to front aspect, radiator

Bedroom Three

5.2m x 3.0m (17' 1" x 9' 10"). Double glazed window to front aspect, radiator.

Shower Room

Velux window to rear aspect, fitted white suite comprising of fully tiled shower cubicle, low level WC and pedestal wash hand basin, tiled splashback surrounds, radiator.

Outside

The property has an open plan front garden and pathway leading to the front door. The rear garden is wall and fence enclosed with a paved patio area, lawn area, timber shed, outside water tap. A rear gate leads to the parking area, where there are two allocated parking spaces.

Maintenance Charge

There is a maintenance charge of approximately £100 per annum for the upkeep of the communal parking areas to the rear of the property.

Contact Us

If you require any additional details or would like to arrange a viewing please call our St Neots office on 01480 406400.

