

Energy Efficiency Rating	
Current	Potential
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(45-54)
F	(35-44)
G	(1-34)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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- THREE bedroom Semi on A CORNER PLOT
- REFITTED FIRST FLOOR SHOWER ROOM
- Fitted bedroom furniture / wardrobes
- Single Garage
- OFFERED WITH NO CHAIN

- Conservatory
- Lounge and kitchen Diner.
- Double glazed throughout
- Quiet Cul-de-sac location.

### Ground Floor

#### Entrance Hall

Approached via double glazed entrance door to front aspect, coving to ceiling, wall mounted electric heater. Half glazed door leading to Lounge

#### Lounge

4.61m x 4.062m (15' 1" x 13' 4"). double glazed window to front aspect, staircase rising to first floor landing, coving to ceiling, television point, central heating thermostat. Door leading to Kitchen Diner

#### Kitchen Diner

4.588m x 3.160m (15' 1" x 10' 4"). A fully fitted kitchen comprising of inset single drainer one and half bowl sink unit with cupboards under. A range of base and wall mounted cupboards offering ample storage space with complimentary worksurface over, drawer units, space for cooker, space for fridge freezer, plumbing for automatic washing machine, central heating boiler, tiled splashback surrounds, central heating boiler, coving to ceiling, Door leading through to Conservatory.

#### Conservatory

3.62m x 2.24m (11' 11" x 7' 4"). Double glazed windows to side and rear aspect, double glazed doors leading out to the rear garden, Italian tiled floor, fitted window blinds, wall mounted electric heater.

### First Floor

#### First Floor Landing

Built in airing cupboard housing hot water cylinder, access to loft space, coving to ceiling, fitted smoke detector.

#### Bedroom One

3.725m x 2.689m (12' 3" x 8' 10"). Double glazed window to front aspect. A range of fitted bedroom furniture offer wardrobe with hanging rails, bridging units, matching bedside tables and vanity unit / dressing table, coving to ceiling.

#### Bedroom Two

2.903m x 2.442m (9' 6" x 8' 0"). Double glazed window to rear aspect, built in sliding door double wardrobe offering hanging rail and storage to recess area, coving to ceiling.

#### Bedroom Three

1.847m x 1.989m plus door recess area (6' 1" x 6' 6" plus door recess area). The third bedroom is currently being used as a dressing room with a large sliding door fitted wardrobe extending the full length of one wall. (This wardrobe could be removed so that the room can be used as a bedroom). Double glazed window to front aspect, coving to ceiling, laminate floor.

#### Shower Room

Double glazed window to rear aspect. A refitted white suite comprising of walk in shower cubicle with fitted electric shower, low level WC, vanity wash hand basin with storage cupboards under, wall mounted medicine cabinet, fully tiled walls, shaver point.

#### Outside

The property is situated on a corner plot with low maintenance gardens extending to the front side and rear of the property.

The front garden is open plan and hard landscaped with steps leading to the front door, and side gated access leading to the rear garden.

The side and rear garden is fully wall and fence enclosed, with paved patio area, gravel area, flower and shrub borders. To the rear of the garden is a timber summer house measuring 8'0 x 8'0.

The side area is block paved with a timber storage shed. There is also outside power points and an outside water tap.

#### Garage

There is a single garage situated in a block adjacent to the property.

#### Agents Notes

For more information or to arrange a viewing please contact Peter Lane St Neots office on 01480 406400

