

Directions

PE19 1PJ.

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.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



64 Cambridge Street, St Neots, Cambridgeshire. PE19 1PJ.

Offers In Excess Of £300,000

A Bay fronted, two double bedroom end terrace home with two parking spaces to the front, attractively landscaped rear garden and ideally situated for access to the town centre, schools and mainline station. A unique blend of character features and modern comforts, this spacious property was fully refurbished in 2019 and offers, two brick fireplaces (one with a recently installed multi fuel stove), a quality fitted kitchen and first floor bathroom, double glazing and gas fired radiator central heating. A wonderfully charming home with numerous features and internal viewing is recommended to fully appreciate all it has to offer.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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Ground Floor

Entrance Porch Half glazed entrance door, Victorian style pattern tile floor, UPVC double glazed door to;

Sitting & Dining Room 7.7m x 3.5m min (25' 3" x 11' 6") A spacious room with two feature open brick fireplaces, one with a fitted multi fuel stove. Wall lighting, double glazed Bay window to the front with window seat and storage, TV connection and fibre broadband point, stairs to the first floor, vertical radiator, further double glazed window to the rear and door through to;

Kitchen 3.7m x 2m (12' 2" x 6' 7") Well fitted with a good range of modern white base and wall mounted units with under lighting, electric cooker point, plumbing for dishwasher and washing machine, two double glazed windows to the rear, splash back tiling, ceramic tiled floor, radiator, wall mounted TV point, ceramic hob with extractor hood over and electric oven under, recessed lighting to ceiling.

Cloakroom/Rear Lobby 2m x 1.2m (6' 7" x 4') Two piece white suite of wash hand basin and WC, ceramic tiled floor, UPVC double glazed window and door to the rear garden.

First Floor

Landing Access to insulated loft space, double glazed window to rear.

Bedroom One 3.7m x 3.5m (12' 2" x 11' 6") Double glazed window to front, radiator, TV point, access to a fully insulated loft space housing the gas fired combination boiler.

Bedroom Two 3.7m x 2m (12' 2" x 6' 7") Double glazed windows to rear and side, radiator.

Bathroom Fitted with a modern three piece white suite comprising shower bath with screen and dual head mixer shower, pedestal wash hand basin and a WC, extensive wall tiling, double glazed window, extractor fan, heated towel rail, built-in cupboard, recessed lighting to ceiling.

Exterior

Frontage & Parking With block paved parking space for two cars.

Rear Garden Fully enclosed by timber fencing and fully paved with porcelain tiles, timber shed and mature boundaries, water tap

Notes FREEHOLD.
Council tax band A - £1645.14 pa.
Vendor is looking to buy locally.



EPC

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	62	77	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	