

Directions

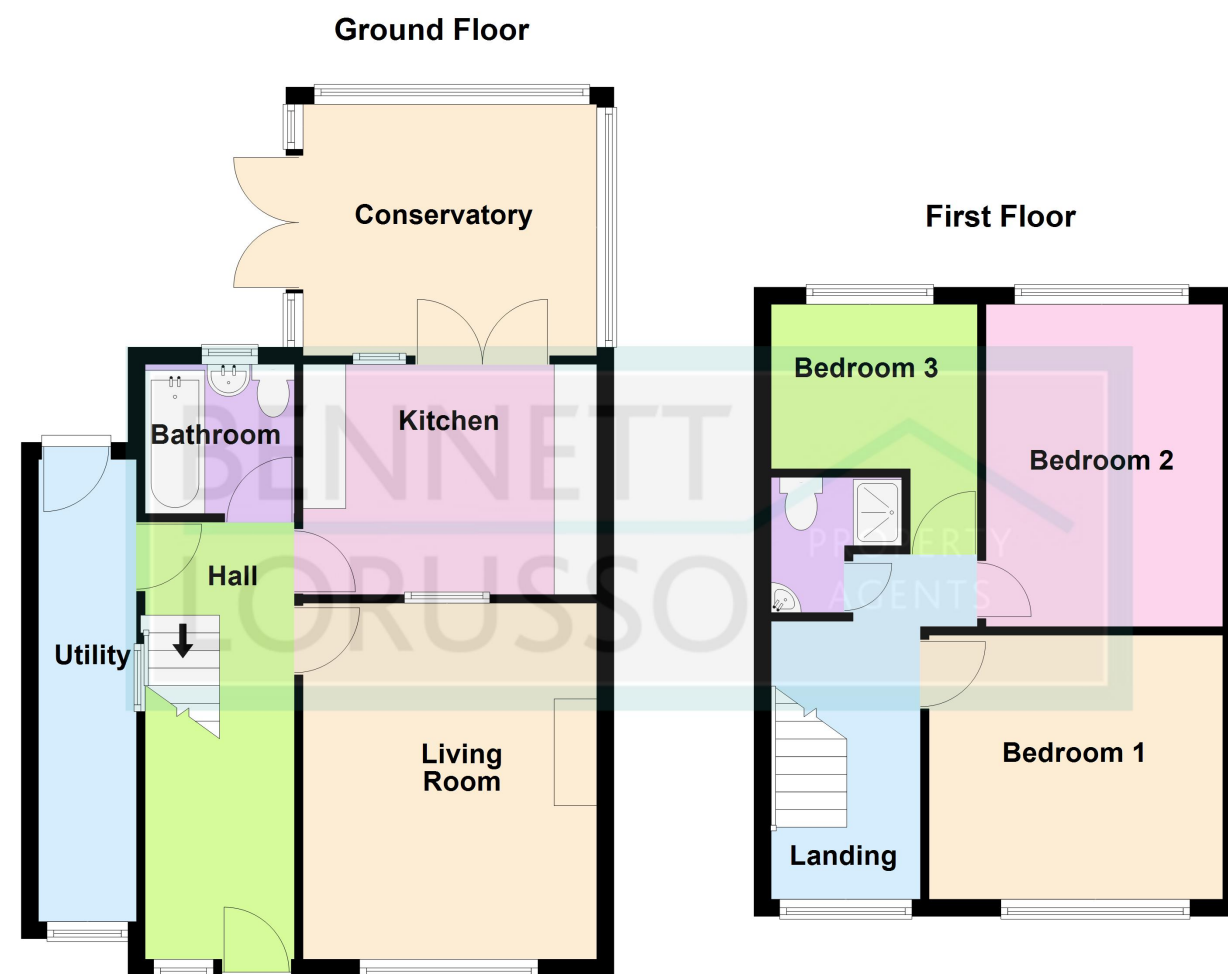
PE19 6PZ.

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. 90.6 sq. metres (975.1 sq. feet)



29 Sweeting Avenue, Little Paxton, St Neots, Cambridgeshire. PE19 6PZ.

£290,000

An established three bedroom semi-detached family home, well situated overlooking a school playing field to the front and with a garage and driveway to the rear. The chain free accommodation includes a living room to the front, a modern fitted kitchen to the rear, double glazed conservatory, store/utility room to the side, ground floor bathroom and a first floor shower room. A popular village location, well served with everyday amenities on hand so, early viewing is strongly 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 entrance door, ceramic tiled floor, radiator, stairs to the first floor with a cupboard under.

Living Room 4.18m x 3.45m (13' 9" x 11' 4") Double glazed picture window to the front, radiator, Cable point, fireplace with electric wood burner style stove, laminate wood effect flooring.

Kitchen 3.44m x 2.72m (11' 3" x 8' 11") Fitted with a range of base and wall units, stainless steel sink and mixer tap, splashback tiling, plumbing for dishwasher, stainless steel gas hob and electric oven, integrated fridge/freezer, radiator, ceramic tiled floor, double doors to:

Conservatory 3.26m x 2.94m (10' 8" x 9' 8") Part brick and UPVC double glazed, ceramic tiled floor, Victorian style roof, power and lighting, plumbing for washing machine, double doors to the rear garden.

Bathroom Three piece suite comprising panelled bath, wash hand basin and low level WC, splashback tiling, double glazed window, radiator.

Store Room 5.38m x 1.12m (17' 8" x 3' 8") Ceramic tiled floor, window to the front and double glazed door to the rear garden.

First Floor

Landing Double glazed window to the front, access to the loft space housing the gas fired combination boiler.

Bedroom One 3.49m x 3.08m (11' 5" x 10' 1") Double glazed window to front, radiator.

Bedroom Two 3.85m x 2.79m (12' 8" x 9' 2") Double glazed window to rear, radiator.

Bedroom Three 2.45m x 2.88m max (2.0m min (6' 7")) (8' 0" x 9' 5" max) Double glazed window to front, radiator, Cable point.

Shower Room Three piece suite incorporating a fully tiled shower enclosure with mixer shower, wash hand basin and low level WC, fully tiled walls, extractor fan.

Outside

Front Open plan and laid to lawn.

Rear Garden Fully enclosed by timber fencing and laid to lawn, storage shed and rear gate.

Garage & Parking With up and over door, personal door to the rear garden, power and lighting. One/two parking spaces at the rear.

Notes FREEHOLD.
Council tax band C - £2144.19 pa.
No Chain.

