

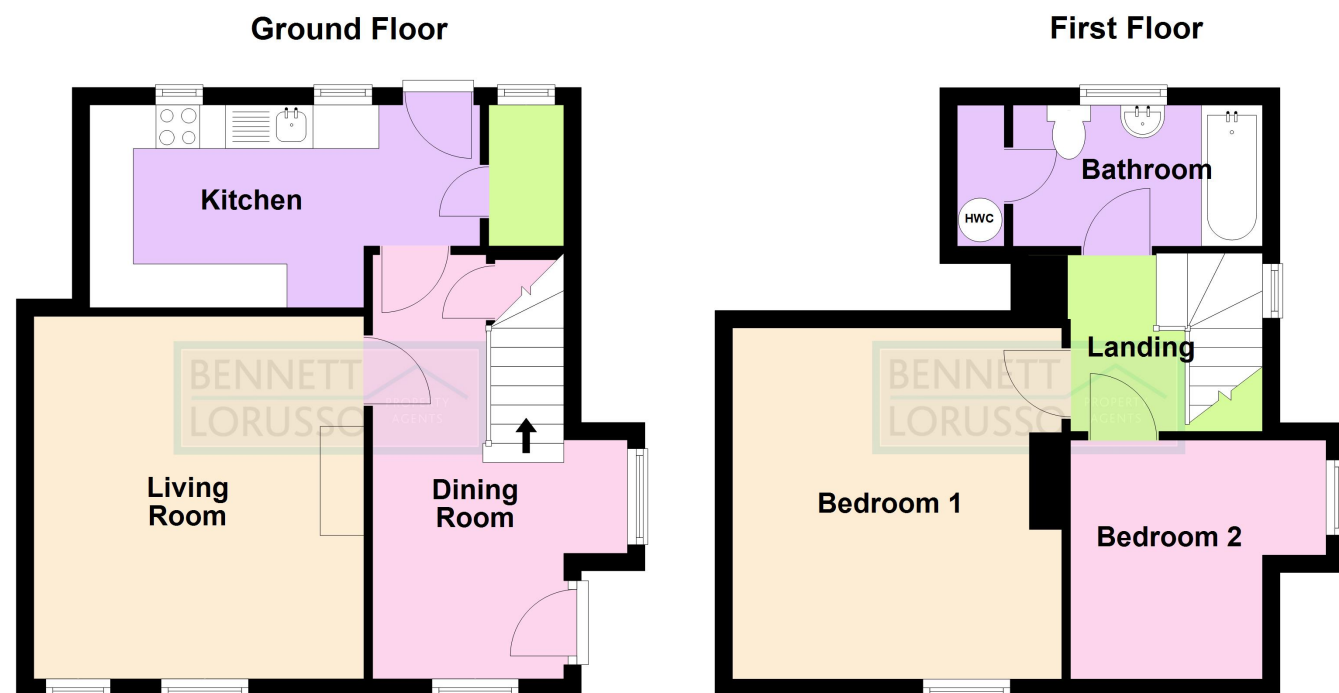
Directions

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. 72.8 sq. metres (783.9 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



3 Vicarage Road, Waresley, Sandy, Cambridgeshire. SG19 3DA.

Offers In The Region Of £325,000

A delightful thatched period home dating back to the 1850's set in the heart of this quaint, characterful village, a short drive from the nearby busy town of St Neots. The property has a living room with original beams, separate dining room and kitchen to the rear. Upstairs are two bedrooms and a bathroom. Outside there are outbuildings and an offset garden which amounts to approximately 0.16 acres (STS).



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

DINING ROOM 4.83m x 02.62m (15' 10" x 8' 7") Single glazed windows to front and side elevations, exposed beamwork, night storage heater, stairs to first floor landing, doors to lounge and kitchen.

LIVING ROOM 4.16m x 3.65m (13' 8" x 12' 0") Feature fireplace, exposed beamwork to walls, single glazed window to front

KITCHEN 4.45m x 2.34m (14' 7" x 7' 8") Plus walk in larder cupboard. Fitted base cupboards and drawers, window to rear, night storage heater, door to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 4.18m x 3.75m (13' 9" x 12' 4") Single glazed window to front, access to loft space.

BEDROOM TWO 2.72m x 2.72m (8' 11" x 8' 11") Single glazed window to side.

BATHROOM 2.60m x 1.70m (8' 6" x 5' 7") Fitted with a three piece suite comprising enamel bath, pedestal wash hand basin and low level WC. Airing cupboard housing hot cylinder. Window to rear.

OUTSIDE

FRONT GARDEN Mainly laid to lawn with established beds enclosed by an ornate period Listed low wall. Access to the rear of the property and the outbuildings beyond.

REAR GARDEN To the rear is an open plan area with a useful pair of outbuildings and a greenhouse. Following a path that travels off to the far right, leads to the Offset garden, about 200 yards away, which is approximately 0.16 Acre(STS). Currently open plan and consisting of a grassed area, this could be potential for a much prized vegetable garden or secret themed garden for those with green fingers and a passion for the outdoors. Title Deeds Plan shows this land extends to the left of the access path and is about the same size. Please refer to Rightmove as there is a picture of the plan to explain its location.

House Thatch.
The ridge was replaced in 2018 and carried out by local thatcher Jeff Helme at a cost of around £5,000. The same thatcher had been used to carry out regular maintenance and preventative servicing in 2005, 2006, 2012 and until 2018. Prior to this the entire roof was replaced by Master Thatchers Dodson Brothers of Kings Ripton fame in 1987.

Wiring
As required by insurers the wiring is inspected every 5 years. Most recently this was carried out by a certified NICEIC electrician on 7th June 2022. The report for which is available by request from the agents. The same electrician has been used on many previous occasions.

Current Buildings and contents insurance is costed at about £900 per annum. The house and the separate plot are not registered at Land Registry. Buyers will need to factor this cost in for themselves. This property was purchased by the late owner about 35 years ago which then did not require registration. The property was formerly Grade 3 Listed but was de-listed in 1983.

COUNCIL TAX BAND C WITH HUNTINGDON DISTRICT COUNCIL. FREEHOLD.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	