

## Directions

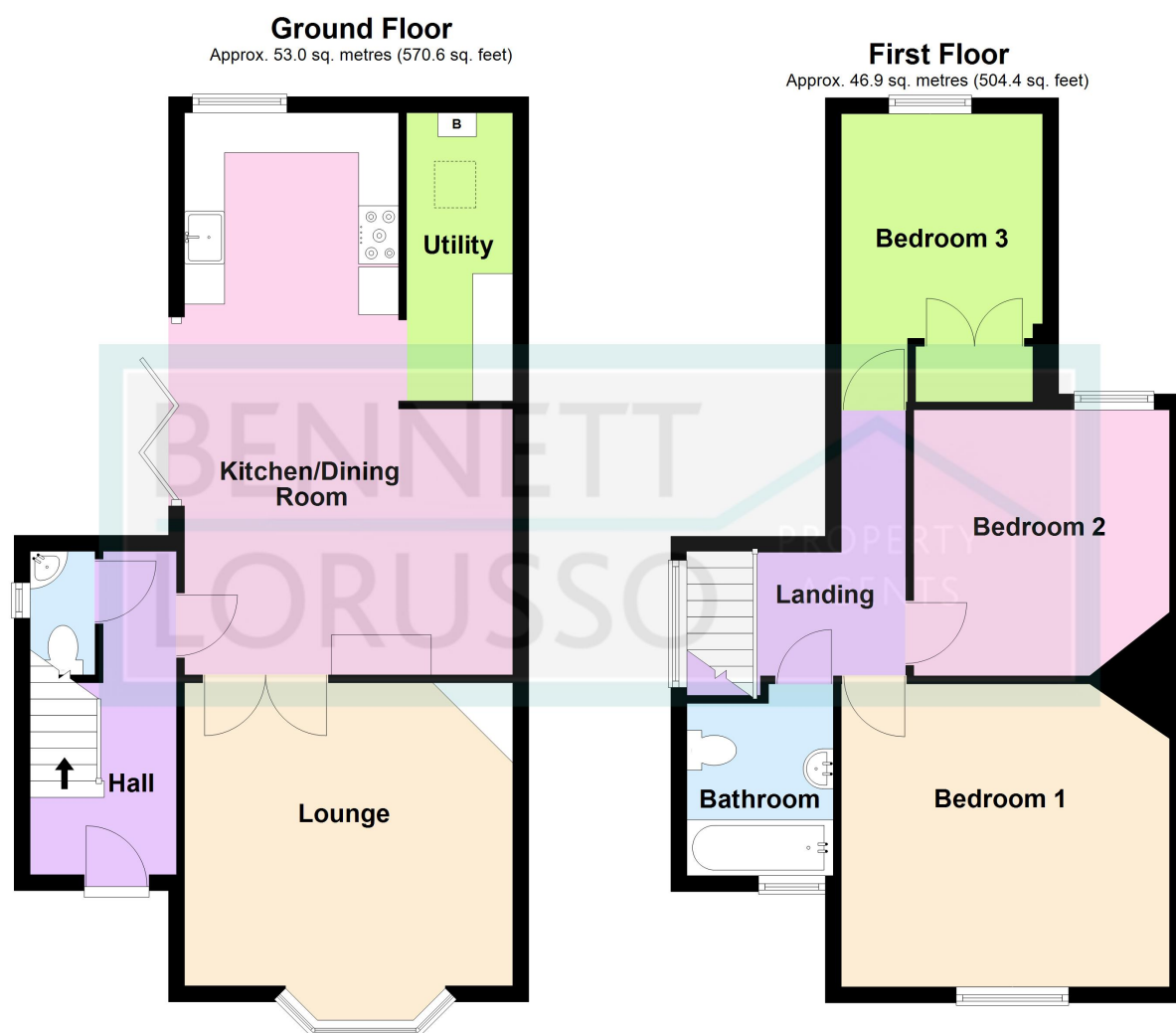
PE19 1DT.

## 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



1 Rycroft Avenue, St Neots, Cambridgeshire. PE19 1DT.

£400,000

An attractive three bedroomed character home, situated in a great location with easy access to the town centre, parkland, schools and the mainline station. The excellent accommodation blends period and modern features including a bay fronted sitting room with a wood burning stove, a large open plan kitchen and dining room with bi-folding doors, a useful utility room and cloakroom, a first floor bathroom, some Oak flooring and cast iron style radiators. Outside there is a private courtyard style garden to relax in and parking is on the street. Internal viewing is strongly advised.



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Ground Floor

**Entrance Hall** Attractive UPVC front door with decorative double glazing, stairs to the first floor, cast iron radiator, feature mosaic tiled floor, meter cupboard.

**Cloakroom** Two piece white suite of WC and wash hand basin, radiator, double glazed window, mosaic tiled floor.

**Sitting Room** 4.12m x 3.80m (13' 6" x 12' 6") Fireplace with wood burning stove, cast iron radiator, double glazed bay window to the front, wall lighting, TV connections including Cable.

**Kitchen** 7.29m x 4.08m inc. dining area (23' 11" x 13' 5") Well fitted with a good range of grey fronted base and wall units, butler sink with pull-out spray style tap, solid wood work surfaces, double glazed window to side/rear, integrated dishwasher, 'Rangemaster' stove style cooker with extractor hood over, recessed lighting to ceiling and oak flooring.

**Dining/Day Room** With bi-folding doors on to the garden, two cast iron radiators, feature fireplace, oak flooring, shelved alcove, recessed lighting to ceiling, glazed double doors to the living room, open plan to the kitchen.

**Utility Room** 3.66m x 1.48m (12' 0" x 4' 10") Fitted with matching units, fridge/freezer space, plumbing for washing machine, wall mounted gas fired combination boiler, roof window, oak flooring and a cat flap.

First Floor

**Landing** Access to the loft space, double glazed window to side.

**Bedroom One** 4.12m x 3.80m (13' 6" x 12' 6") Double glazed window to the front, feature cast iron fireplace and radiator.

**Bedroom Two** 3.36m x 3.20m (11' 0" x 10' 6") Double glazed window to rear, cast iron radiator.

**Bedroom Three** 3.75m x 2.45m (12' 4" x 8' 0") Double glazed window to rear, cast iron radiator, double built-in wardrobe/cupboard.

**Bathroom** Three piece white suite comprising a panelled bath with central taps and a mixer tap shower and screen over, pedestal wash hand basin and close coupled WC, splashback tiling, extractor fan, cast iron radiator.

Outside

**Front** Enclosed by brick walling and mainly paved.

**Rear Garden** Private, 'L' shape courtyard style garden, fully enclosed and fully paved, exterior power point, lighting and water tap.

**Notes** Freehold.  
Council tax band C- £2193.53 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	76
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