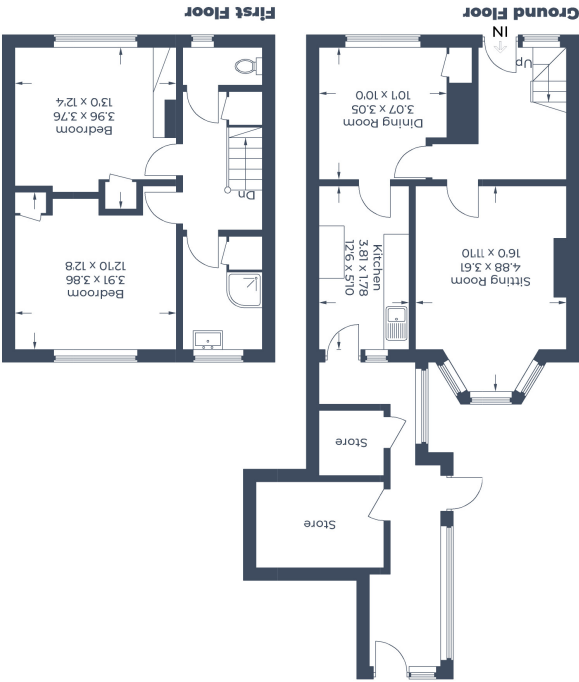


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Illustration for identification purposes only.
measurements are approximate, not to scale.
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Approximate Gross Internal Area (Including Store)
Ground Floor = 65.1 sq m / 701 sq ft
First Floor = 42.5 sq m / 457 sq ft
Total = 107.6 sq m / 1,158 sq ft





5 High Street, Great Paxton, St Neots, Cambridgeshire PE19 6RF

Offers in Excess Of £260,000

- Refurbishment opportunity
- Two DOUBLE bedrooms
- Large, established garden
- PVCu double glazed

- Favoured Village location
- First floor shower room and separate W.C
- Gas to radiator central heating
- NO CHAIN



ACCOMMODATION

Part glazed PVCu door to:

Entrance Hallway

Stairs leading to First Floor Landing with recess under, radiator

Sitting Room

Feature bay window to the rear, radiator

Kitchen

Wall mounted and floor level storage cupboard units, fitted worksurface with inset stainless steel sink and drainer, electric cooker point, radiator, part glazed door to the outside

Dining Room

Fitted storage, radiator, window to the front aspect

First Floor Landing

Shelved airing cupboard housing hot water cylinder, storage cupboard

Bedroom One

Fitted storage, radiator, window to the front aspect

Bedroom Two

Fitted storage, radiator, window to the rear aspect

Shower Room

Two piece suite to comprise fully tiled shower enclosure, pedestal wash hand basin, splashback wall tiling, radiator, frosted window to the rear aspect

W.C

Low flush W.C, wall mounted gas fired boiler serving domestic hot water and central heating supply, frosted window to the front aspect

Outside

An established easterly facing Garden mainly laid to lawn with enclosed patio area, garden shed with a range of covered outbuildings

There is a passageway in-between the 2 properties which provides pedestrian access to the rear of the property

Agents Note

This is a FREEHOLD property. Should you have any questions relating to the property or would like to arrange a viewing, please call our St Neots office on 01480 406400

