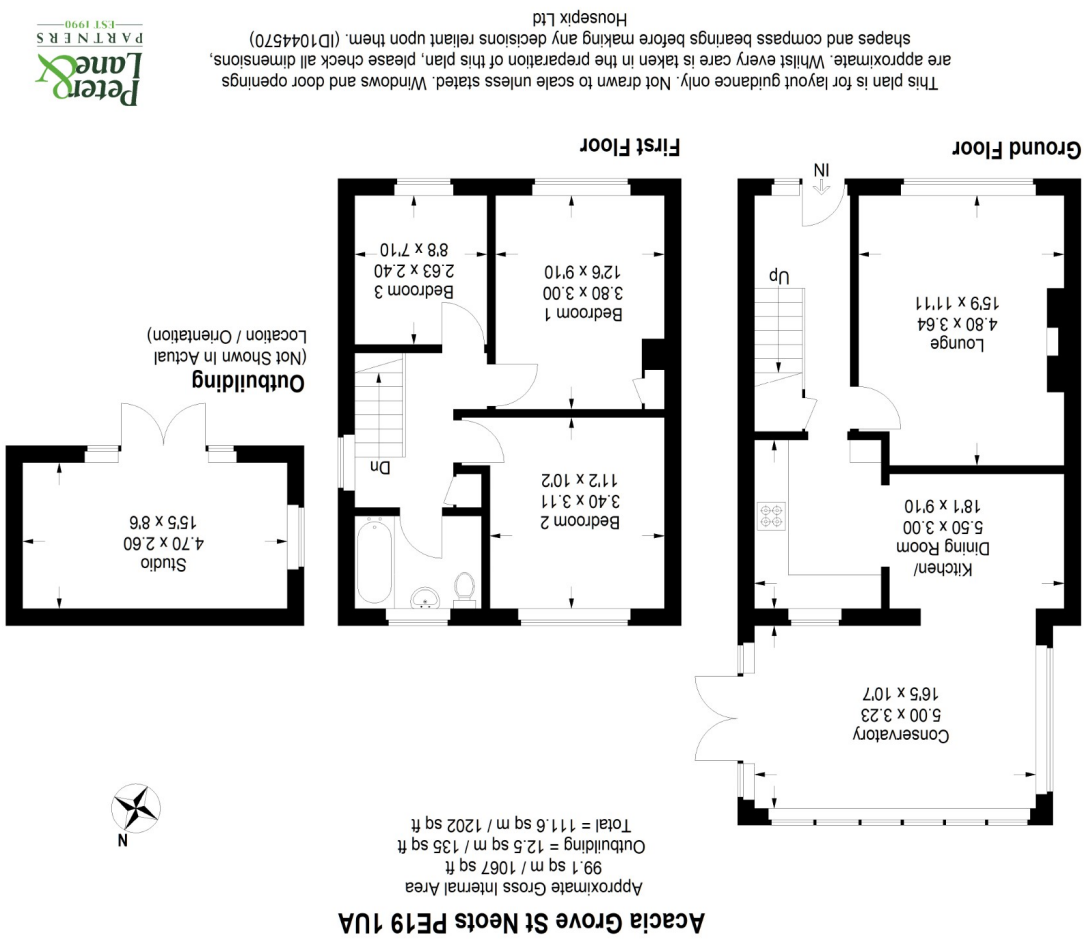


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1044570)





6 Acacia Grove, St Neots, Cambridgeshire PE19 1UA

£350,000

- Three bedrooms.
- GARDEN STUDIO.
- Walking distance to Train Station, town centre and schools.
- PVCu double glazing throughout.
- Conservatory.
- Cul-de-sac location.

Ground Floor

Accommodation

A bright and beautifully presented THREE BEDROOM SEMI-DETACHED HOUSE in this cul-de-sac location within walking distance of St Neots train station, town centre and Longsands and Priory Schools.

There is a large Conservatory off the Kitchen Dining Room and a GARDEN STUDIO perfect as a hobby room or home office.

Fully enclosed rear garden and off road parking.

Door with frosted side light to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, radiator

Lounge

window to the front aspect, coved ceiling, TV point, fireplace with living flame gas fire, radiator

Kitchen Dining Room

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated washing machine and dishwasher, electric oven, five burner gas hob and extractor, integrated fridge freezer, coved ceiling, radiator, arch through to

Conservatory

brick built with PVCu double glazed windows to the rear aspect, French doors to the rear garden, radiator

First Floor

First Floor Landing

frosted window, coved ceiling, loft access, airing cupboard with gas fired Vaillant combi boiler

Bedroom One

window to the front aspect, coved ceiling, radiator, built in cupboard

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bedroom Three

window to the front aspect, radiator

Bathroom

panel bath with mixer tap and shower attachment, pedestal wash basin, W.C, radiator, heated towel rail, frosted window, coved ceiling

Outside

Front Garden

laid to gravel with flower and shrub borders and block paved driveway for off road parking

Rear Garden

fully enclosed with gated pedestrian access to the front, laid to gravel and block paving with flower and shrub borders, outside tap, outside light and timber garden shed

Garden Studio

a GARDEN STUDIO suitable as a hobby room or home office, PVCu double glazed window to the rear, French doors to the rear garden, power and light connected

