

## Directions

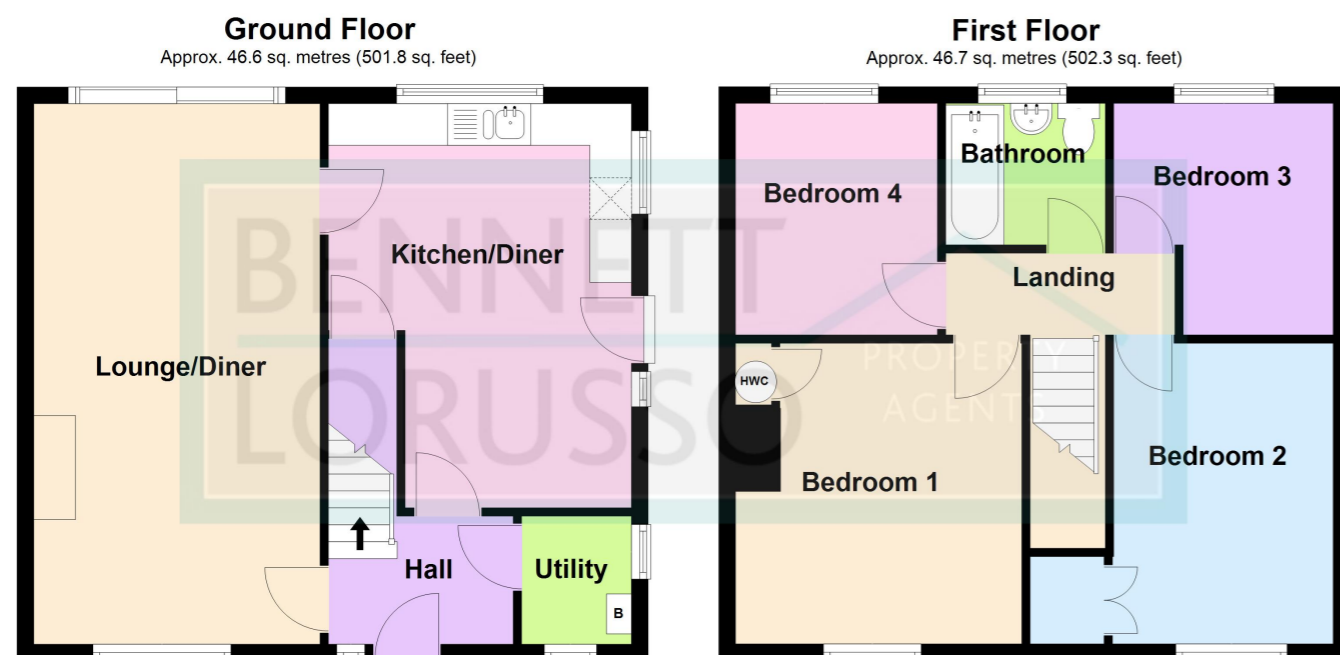
PE19 2DH.

## 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.



48 Henbrook, St Neots, Cambridgeshire. PE19 2DH.

**£325,000**

A mature four bedroom semi-detached family home in need of some modernising, well located for access to the town centre, schools and green spaces with enclosed gardens and off road parking. The spacious accommodation includes a double aspect living room with open fireplace, a good sized kitchen/diner with Beech wood style units, a useful storeroom and a first floor family bathroom. The gardens are well established but easy to maintain and the frontage has a concrete drive for parking. There is no onward chain and early viewing is recommended.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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**BENNETT**  
**LORUSSO** PROPERTY AGENTS

## Ground Floor

**Entrance Hall** Aluminium double glazed entrance door, radiator, stairs to the first floor.

**Cloakroom** 1.55m x 1.30m (5' 1" x 4' 3") Two double glazed windows, wall mounted gas fired boiler.

**Living Room** 6.50m x 3.45m (21' 4" x 11' 4") Double glazed window to front and sliding patio door to the rear, two radiators, open fireplace with stone surround.

**Lean-to** In need of refurbishment.

**Kitchen/Diner** 4.86m x 3.65m (15' 11" x 12' 0") Fitted with a range of Beech wood style base and wall units, gas cooker point, plumbing for washing machine, stainless steel sink and mixer tap, built-in larder cupboard, radiator, further under stairs cupboard, double glazed window to rear and door to the side.

## First Floor

**Landing** Access to the loft space.

**Bedroom One** 3.60m x 3.45m (11' 10" x 11' 4") Double glazed window to front, radiator, airing cupboard and hot water cylinder with immersion heater.

**Bedroom Two** 3.60m x 2.0m min + cupboards (11' 10" x 6' 7") Double glazed window to front, radiator, double built-in wardrobe.

**Bedroom Three** 2.80m x 2.65m (9' 2" x 8' 8") Double glazed window to rear, radiator.

**Bedroom Four** 2.80m x 2.40m (9' 2" x 7' 10") Double glazed window to rear, radiator.

**Bathroom** Three piece white suite comprising modern panelled bath with electric shower and screen over, wash hand basin and WC, splashback tiling, double glazed window, radiator, laminate wood effect flooring.

## Outside

**Front with Parking** Laid to lawn, flower and shrub borders, iron gates, concrete driveway and OFF ROAD PARKING, exterior light, gate to rear.

**Rear Garden** Fully enclosed and laid to lawn, Magnolia tree, Russet apple tree, water tap.

**Notes** Freehold.  
Council tax band B - £2008.42 pa. 2026/27.  
No chain.

