

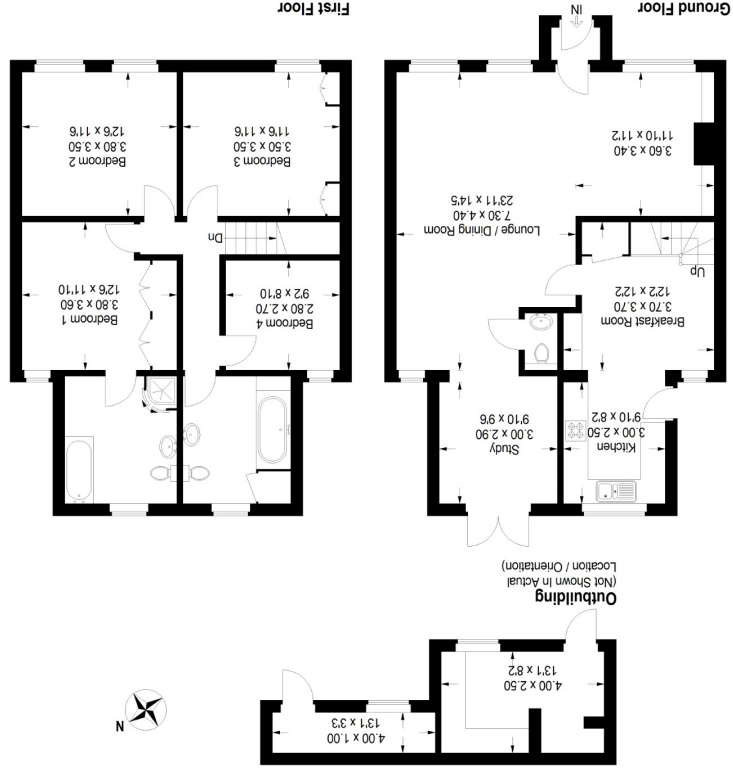
Energy Efficiency Rating	
Current Rating	Potential Rating
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)



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. (D1039867)

Housepix Ltd

**Cressener Ter St Neots PE19 1JT**  
 Approximate Gross Internal Area  
 153.3 sq m / 1650 sq ft  
 Outbuilding = 14.5 sq m / 156 sq ft  
 Total = 167.8 sq m / 1806 sq ft





- No through road, close to town centre.
- En-suite bathroom to Bedroom One.
- Off road parking.
- Study.
- 1650 sqft.
- Four double bedrooms.
- Immaculate condition throughout.
- Ground floor cloakroom.
- Enclosed WEST FACING garden.

**Ground Floor**

**Accommodation**

Formerly two Edwardian cottages, this FOUR DOUBLE BEDROOM HOUSE is presented in immaculate condition and is situated in a no-through road close to the town centre.

Large open plan reception room, separate study and kitchen breakfast room with integrated appliances. There is a ground floor cloakroom, an enclosed rear garden and front garden with off road parking.

Part glazed door to

**Entrance Porch**

wood flooring, part glazed door to

**Lounge & Dining Room**

an L shaped reception room, three sash windows to the front aspect, radiators, wood flooring, smooth ceilings with inset spot lighting, sash window to the rear

**Cloakroom**

W.C, wash hand basin, wood flooring

**Study**

French doors to the rear garden, smooth ceiling with inset spot lighting, wood flooring, radiator

**Kitchen Breakfast Room**

base and eye level cupboards with under cupboard lighting, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, integrated appliances to include oven, gas hob, extractor, fridge freezer, washing machine and slimline dishwasher, cupboard housing gas fired boiler (installed June 2023), breakfast bar, window to the rear aspect, stable style door to the rear garden, under stairs storage cupboard, stairs to the First Floor Landing

**First Floor**

**First Floor Landing**

loft access

**Bedroom One**

coved ceiling, window to the rear aspect, radiator, fitted wardrobes

**En-Suite Bathroom**

fully tiled and comprising bath, W.C, pedestal wash basin, corner power shower, radiator, frosted window

**Bedroom Two**

two sash windows to the front aspect, coved ceiling, radiator

**Bedroom Three**

sash window to the front aspect, radiator, coved ceiling, fitted wardrobes

**Bedroom Four**

sash window to the rear aspect, coved ceiling, radiator

**Bathroom**

fully tiled and comprising bath, W.C, pedestal wash basin, radiator, frosted window, coved ceiling, airing cupboard housing hot water cylinder

**Outside**

**Front Garden & Parking**

a walled front garden with off road parking

**Rear Garden**

a fully enclosed WEST FACING courtyard garden, laid to patio and gravelled borders, raised Zen garden with waterfall feature, outside light and tap, two brick built storage sheds with power and light

