

Directions

PE19 1JY.

DATA PROTECTION ACT 1998

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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.



Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them. Plan produced using PlanUp.

Tel: 01480 211777
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**BENNETT
LORUSSO** PROPERTY
AGENTS



8 Shaftesbury Avenue, St Neots, Cambridgeshire. PE19 1JY.

£325,000

A smart two double bedroom, semi detached 1909 Edwardian home with a good sized South facing garden and situated in a sought after older part of town close to shops, schools, parks and the mainline station. The spacious and characterful accommodation consists of a sitting room with fireplace and wood burning stove, dining room with timber floor, Shaker style kitchen plus a useful utility room, ground floor shower room and a large first floor bath/shower room. Numerous improvements have been made over recent years and internal viewing is highly recommended.



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Ground Floor

Sitting Room 12' 2" x 11' 10" (3.71m x 3.61m)

Modern composite entrance door, double glazed Bay window to front, feature fireplace with a wood burner, TV point, picture rail, radiator, door to;

Inner Hall Timber floor, stairs to first floor, door to;

Dining Room 12' 3" x 11' 10" (3.73m x 3.61m)

Exposed floor boards, radiator, double glazed window to rear, picture rail, under stairs cupboard housing gas meter, archway to;

Kitchen 11' 5" x 7' 7" (3.48m x 2.31m) Double Butler style sink with cupboards under and mixer tap, integrated dishwasher, Shaker style base and wall mounted units, an electric cooker, double glazed window and door to rear, electric and gas cooker points, extractor fan, ceramic tiled flooring, access through to;

Utility Room 7' 9" x 6' 2" (2.36m x 1.88m) Ample appliance space with plumbing for washing machine, fridge/freezer space, ceramic tiled flooring, double glazed window, extractor fan, towel radiator, inspection hatch, door to;

Shower Room Three piece white suite comprising fully tiled shower enclosure with electric shower, wash hand basin and low level WC, double glazed window, ceramic tiled flooring, extractor fan.

First Floor

Landing Double glazed window to side, access to roof space with ladder and light, doors off to;

Bedroom One 12' 4" x 11' 10" (3.76m x 3.61m) Cast Iron fire surround, double glazed window to rear, radiator, built in cupboard/wardrobe. Door to;

Bathroom 10' 2" x 7' 7" (3.10m x 2.31m) Three piece white suite comprising pedestal wash hand basin, low level WC and fully tiled shower enclosure with mixer shower. Heated towel rail, cupboard housing the gas fired combination boiler, double glazed window, laminate wood effect flooring.

Bedroom Two 12' 3" x 11' 10" (3.73m x 3.61m) Built in cupboard/wardrobe, radiator, double glazed Sash style window to front, cast Iron fire surround, consumer unit.

Exterior

Front Garden Small and enclosed front garden.

Rear Garden South facing and laid to lawn, paved patio, timber shed, external light and tap, various shrubs and bushes, fruit trees, shingled area, side access and right of way.

Parking On street to the front.

Note

Freehold.
Council tax band B - £1919.34 pa.
A new boiler and radiator system was installed in Dec 2017.
The external doors were replaced in 2017 and the windows in 2018.
The bay window roof was renewed in 2018.
New fascias, soffits and guttering were fitted in 2021.
The wood burner was installed in @ 2022.
The rear garden was re-fenced in 2018.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	77
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		