

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.



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2 Grosvenor Gardens, ST NEOTS, Cambridgeshire. PE19 1DL.

£225,000

A newly refurbished two double bed roomed town centre house with enclosed garden and private parking. The bright and well planned accommodation includes a brand new fitted kitchen, a good sized living room and a conservatory with access to the rear garden, plus a restyled bathroom with modern white suite. Features include, UPVC double glazing, good quality flooring, modern electric radiator heating and redecoration throughout. This excellent chain free home is less than a five minute walk from the Market Square, Common land and riverside walks and about a mile from the mainline station - early viewing is strongly advised.

Ground Floor

Entrance Hall Composite double glazed entrance door, Luxury Vinyl Tile flooring, electric radiator, airing cupboard housing the lagged hot water cylinder, large under stairs cupboard with power and lighting.

Kitchen 3.55m x 2.0m (11' 8" x 6' 7") Well fitted with a good, modern range of grey fronted base and wall units, complimentary composite sink with mixer tap, splashback tiling, space and provision for an integrated washing machine plus fridge/freezer space, ceramic hob, electric oven and an extractor hood, double glazed window to the front, electric radiator, vinyl flooring.

Living Room 3.95m x 3.55m (13' 0" x 11' 8") LVT flooring, electric radiator, TV connections including aerial and Cable options, feature circular window to the front, fitted electric fire and surround, stairs to the first floor, double glazed door to:

Conservatory 2.12m x 1.53m (6' 11" x 5' 0") UPVC double glazed, LVT flooring, lighting, double doors to the rear garden.

First Floor

Landing Access to the insulated loft space.

Bedroom One 3.70m x 2.90m (12' 2" x 9' 6") Two double built-in wardrobes, electric radiator, double glazed window to rear.

Bedroom Two 3.70m x 2.20m (12' 2" x 7' 3") Electric radiator, double glazed window to front.

Bathroom Three piece white suite comprising modern panelled bath with mixer shower and screen, pedestal wash hand basin and close coupled WC, splashback tiling, double glazed window, electric radiator, extractor fan, LVT flooring.

Outside

Front Open plan and laid to lawn, store cupboard, water tap, courtesy light and storm canopy. Visitor parking immediately to the front.

Rear Garden Fully enclosed, small artificial lawn, patio, storage shed and a rear access gate.

Parking Allocated space to the rear (no. 2).

Notes Freehold.

Vacant - no chain.

Council tax band B - £1919.34 pa.

Estate management charges @ £260 pa.

Potential rental income @ £1200 pcm.



EPC

