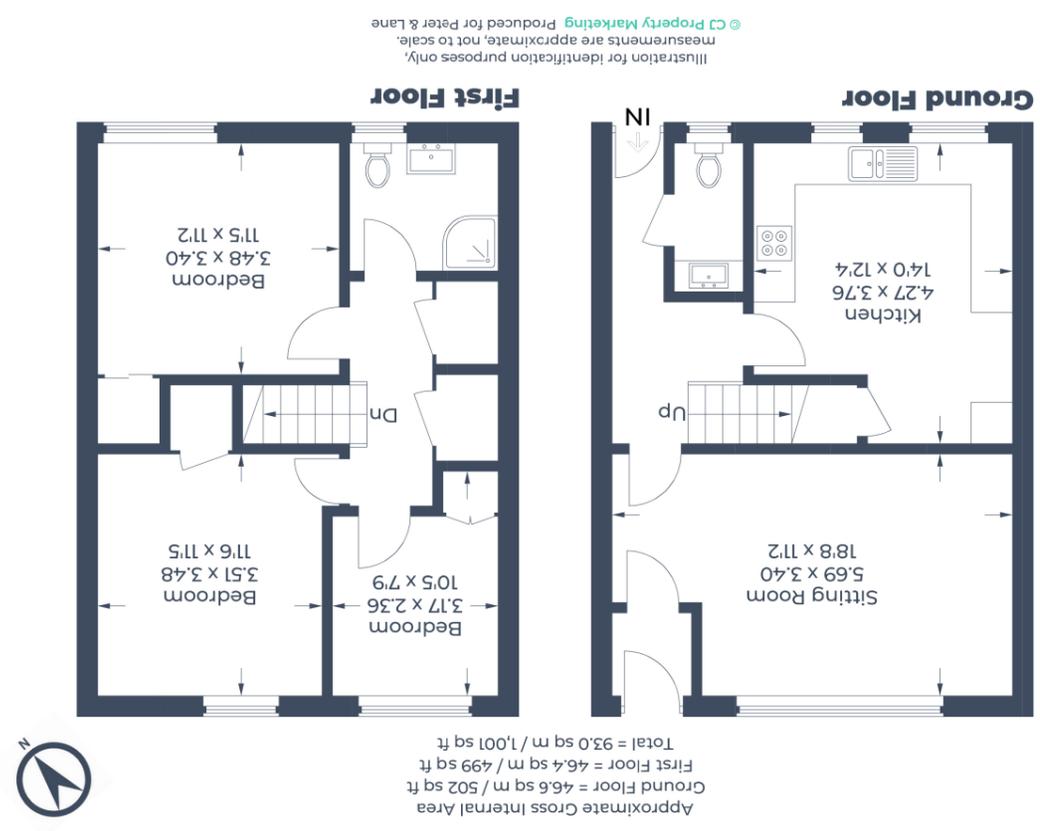


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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





- A spacious and well present THREE BEDROOM MID TERRACE FAMILY HOME
- Downstairs Cloakroom / WC
- Close to amenities and walking distance of Town Centre
- Established location close to schools
- Communal Parking to the rear
- Large Kitchen diner
- GAS RADIATOR CENTRAL HEATING AND DOUBLE GLAZED.
- REFITTED FAMILY BATHROOM / SHOWER ROOM
- Enclosed front and rear gardens
- OFFERED WITH NO FORWARD CHAIN

Ground Floor

Entrance Hall

Approached via double glazed entrance door to front aspect. Half glazed entrance door leading to lounge.

Lounge

5.73m x 3.4m (18' 10" x 11' 2") . Double glazed window to front aspect. Coving to ceiling with sunken spot lighting, radiator, telephone point, television point. Half glazed door to Inner Hallway.

Inner Hallway

Double glazed stable door leading out to the rear garden, staircase rising to first floor landing, radiator. Half glazed door to kitchen diner, and door to downstairs cloakroom/wc.

Cloakroom /WC

Double glazed window to rear aspect, fitted white suite comprising of low level WC, wall mounted wash hand basin, tiled splash back surrounds, radiator.

Kitchen Diner

4.25m x 3.8m (13' 11" x 12' 6"). Two double glazed windows to rear aspect. Fitted kitchen comprising of inset one and half bowl single drainer stainless steel sink unit with cupboards under, a range of base and wall mounted cupboards, incorporating drawer units, offering ample storage space and worksurface, plumbing for automatic washing machine and dishwasher, space for fridge and freezer, space for cooker, cooker hood, louvre door understairs storage cupboard.

First Floor

First Floor Landing

Access to loft space, built in double airing cupboard housing central heating boiler with additional hanging and shelved storage space. The boiler was replaced approximately 2 years ago. Second double walk in storage cupboard offering shelved storage space. Doors leading off to Bedrooms and Bathroom.

Bedroom One

3.5m x 3.45m (11' 6" x 11' 4"). Double glazed window to rear aspect, built in single wardrobe to recess area with concertina door and fitted hanging rail, radiator.

Bedroom Two

3.47m x 3.3m (11' 5" x 10' 10"), Double glazed window to front aspect, over stairs storage cupboard, radiator.

Bedroom Three

2.6m x 2.37m (8' 6" x 7' 9"). Double glazed window to front aspect, Built in single wardrobe, radiator.

Refitted Shower Room

Double glazed window to rear aspect, A refitted white suite comprising of low level WC, Vanity wash hand basin, and shower cubicle with fitted rainfall shower, heated towel rail, wood effect vinyl flooring, extractor fan.

Outside

There is a good size front garden which is fully fence enclosed and laid to lawn with pathway leading to the front door.

The rear garden is fully enclosed and paved with gravel areas for low maintenance, inset flower beds, outside water tap, timber storage shed and a rear pedestrian gate leading to the communal parking area.

Agents Notes

If you have any questions or would like to arrange a viewing on the property, please contact Peter Lane St Neots office on (01480) 406400.

