

Directions

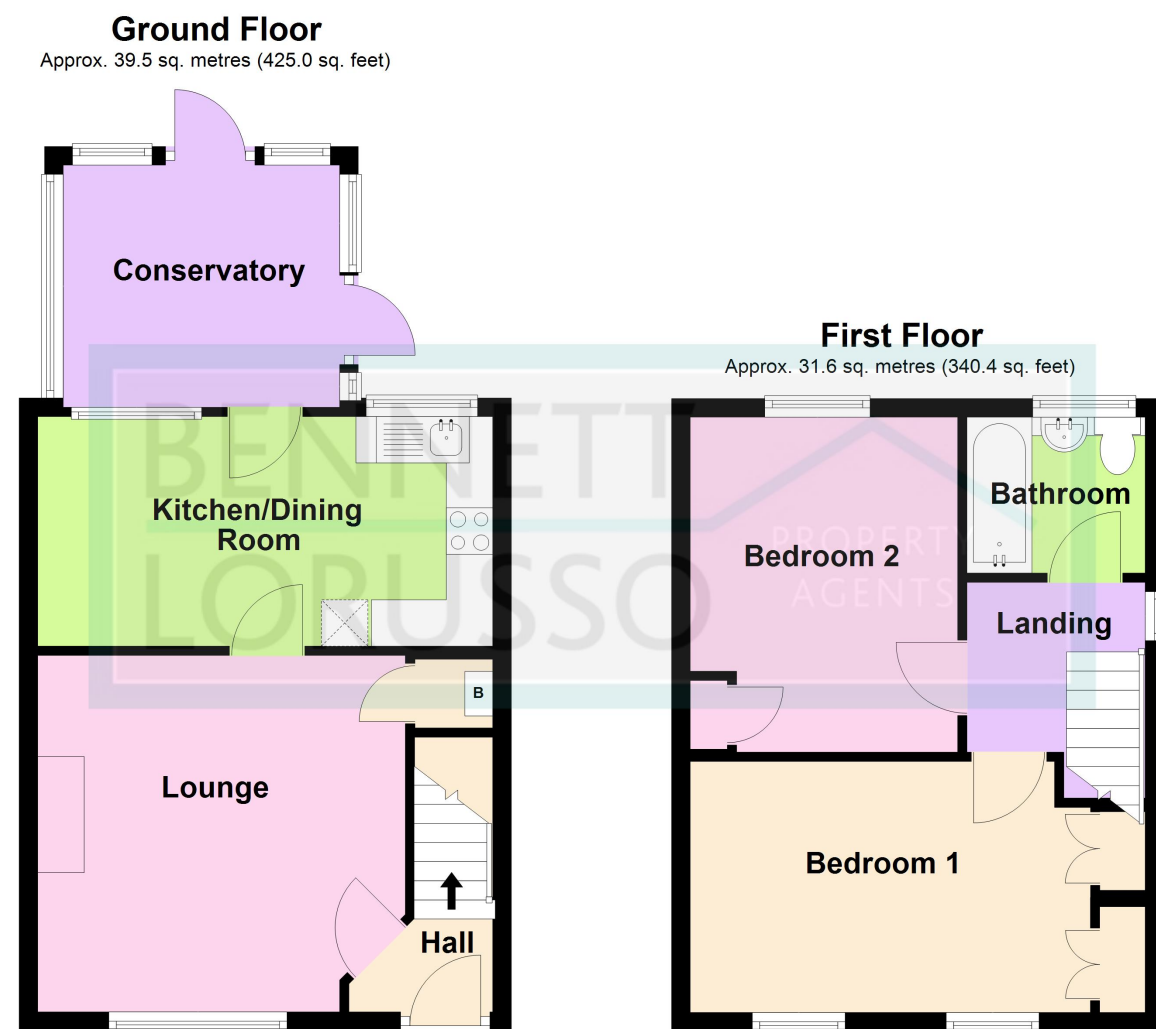
PE19 2DD.

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.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



34 Duck Lane, St Neots, Cambridgeshire. PE19 2DD.

OIEO £250,000

A generously sized two double bedroomed semi-detached home centrally situated with good access to the town centre, mainline station and local schools. The well planned accommodation includes a living room to the front, a contemporary style kitchen/diner to the rear, a modern white bathroom and a double glazed conservatory. Outside there is a fully enclosed rear garden and a paved front with off road parking. A great first time buy or investment and early viewing is advised!



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Ground Floor

Entrance Hall Composite entrance door, radiator, double glazed window to side, tiled floor, stairs to first floor, half glazed door to:

Living Room 4.0m x 3.84m (13' 1" x 12' 7") Fireplace (blocked), double glazed window to the front, radiator, TV points including Cable connection, under stairs cupboard housing the recently installed gas fired combination boiler, half glazed door to:

Kitchen/Diner 4.84m x 2.47m (15' 11" x 8' 1") Well fitted with a good modern range of base and wall units, stainless steel sink and mixer tap, plumbing for washing machine, splashback tiling, space for a fridge/freezer, stainless steel gas hob and electric oven with extractor hood over, tiled floor, double glazed window and door to rear.
Dining Area
Radiator, tiled floor, double glazed window to rear.

Conservatory 2.96m x 2.62m (9' 9" x 8' 7") Part brick and UPVC double glazed, fitted blinds, laminate wood effect floor, two doors to the rear garden, UPVC roof liner.

First Floor

Landing Access to the loft space, double glazed window to the side.

Bedroom One 4.26m x 2.70m (14' 0" x 8' 10") Two double glazed windows to the front, radiator, large double built-in wardrobe with pelmet lighting plus an over stairs cupboard.

Bedroom Two 3.68m x 2.88m (12' 1" x 9' 5") Large built-in cupboard/wardrobe, radiator, double glazed window to rear.

Bathroom Modern three piece white suite comprising panelled bath with dual head mixer shower and screen over, vanity wash hand basin and low level WC with concealed cistern, splashback tiling, heated towel rail, extractor fan, double glazed window, vinyl flooring, recessed lighting to ceiling.

Outside

Front Mainly paved for parking at least two cars, slate chipped border with various shrubs.

Rear Garden Enclosed and laid to lawn, paved patio, timber shed, tap and exterior power point, side access gate.

Notes Freehold.
Council tax band B - £1834.34 pa.



EPC

