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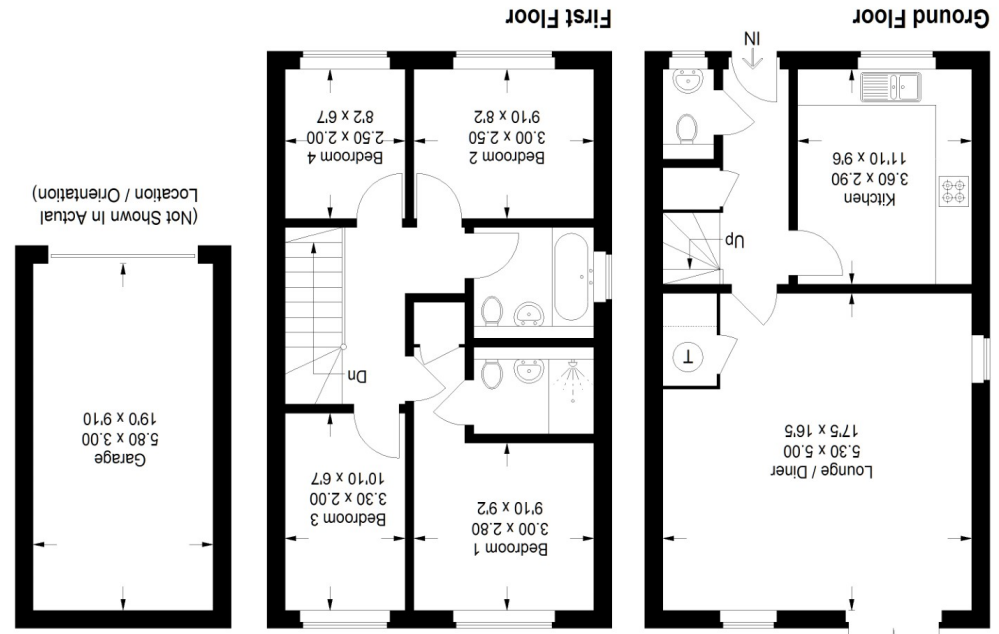


Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (21-30)	B (69-80)
G (1-20)	A (92-100)
84	95
England, Scotland & Wales	



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. (ID1018136)

= Reduced headroom below 1.5 m / 5'0"



Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft  
 Garage = 17.7 sq m / 191 sq ft  
 Total = 111.4 sq m / 1199 sq ft



**Gorse Crescent St Neots PE19 6HN**





## 17 Gorse Crescent, St Neots PE19 6HN Offers in Excess of £340,000

- Immaculate condition throughout, as good as new.
- En-suite to Bedroom One.
- Single Garage.
- Enclosed garden.
- 1008 sqft (93.7 sqm)
- Four bedrooms.
- Downstairs W.C.
- Driveway for 2 or 3 vehicles.
- Walking distance to St Neots train station.

### Ground Floor

#### Accommodation

Part glazed door to

#### Entrance Hall

stairs to the First Floor Landing, radiator, built in shelved storage cupboard

#### W.C

W.C, pedestal wash basin, radiator, frosted window

#### Kitchen Breakfast Room

3.60m x 2.90m (11' 10" x 9' 6") base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink unit, integrated oven, gas hob and extractor, dishwasher and fridge freezer, plumbing for washing machine, cupboard housing gas fired boiler, radiator, window to the front aspect

#### Lounge Dining Room

5.30m x 5.00m (17' 5" x 16' 5") dual aspect with windows to the side and rear, French doors to the rear garden, TV point, radiators, airing cupboard housing Megaflow hot water system

### First Floor

#### First Floor Landing

loft access

#### Bedroom One

3.00m x 2.80m (9' 10" x 9' 2") window to the rear aspect, radiator, built in wardrobe

#### En-Suite Shower Room

large fully tiled shower, W.C, wash basin, tiled floor, towel radiator, electric shaver socket

#### Bedroom Two

3.00m x 2.50m (9' 10" x 8' 2") window to the front aspect, radiator

#### Bedroom Three

3.30m x 2.00m (10' 10" x 6' 7") window to the rear aspect, radiator

#### Bedroom Four

2.50m x 2.00m (8' 2" x 6' 7") window to the front aspect, radiator

#### Bathroom

bath with shower and fully tiled surround, W.C, wash basin, tiled floor, half height tiling, towel radiator, frosted window

#### Outside

an enclosed rear garden, laid mainly to lawn with paved patio area and timber shed. The drive alongside the house allows off road parking for at least two vehicles leading to the Garage

#### Garage

5.80m x 3.00m (19' 0" x 9' 10") up and over door, power and light connected

#### Agents Note

Our Vendor informs us that the Management Charge is £238 per annum.

