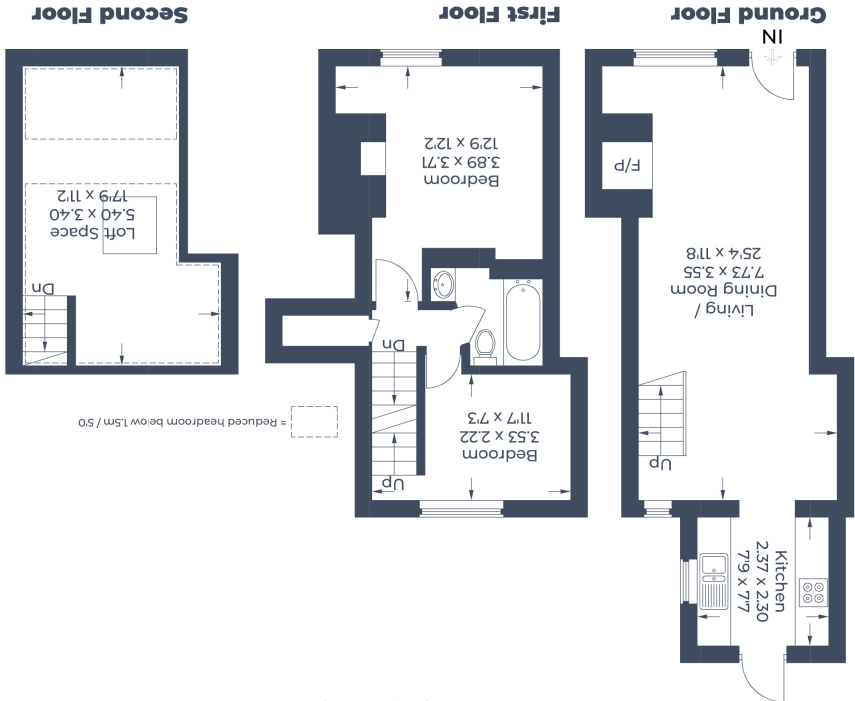


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England, Scotland & Wales	
EU Standard 2002/91/EC	



Approximate Gross Internal Area

Ground Floor = 32.5 sq m / 350 sq ft

First Floor = 27.4 sq m / 295 sq ft

Second Floor = 16.4 sq m / 175 sq ft

Total = 76.3 sq m / 820 sq ft







## 12 High Green, Abbotsley, St Neots, Cambridgeshire PE19 6UL £319,995

- Beautifully presented Period Cottage
- Modern fitted kitchen and bathroom suite
- useable 'loft space' with staircase leading from Bedroom 2
- Single garage
- Large, open plan reception room with multi fuel burning stove
- Oil to radiator central heating
- Large, established gardens

### Agents Notes

This is a FREEHOLD property. If you have any questions relating to the property or would like to arrange a viewing, please call our St Neots office on 01480 406400

### ACCOMMODATION

part glazed door to:

#### Reception Room

brick fire surround with inset multi fuel burning stove, radiator, open tread staircase leading to the First Floor Landing, windows to the front & rear aspects

#### Kitchen

comprising base level and wall mounted cupboard units, fitted worksurfaces with inset sink and drainer, integrated oven and hob, space for automatic washing machine, window to the side aspect, stable door to the Garden

#### Landing

airing cupboard housing hot water cylinder, access to all First Floor accommodation

#### Bedroom One

window to the front aspect

#### Bedroom Two

window to the rear aspect, open tread staircase leading to the LOFT

#### Bathroom

three piece white suite to comprise panel bath, vanity wash hand basin and W.C.

#### Loft space

with Velux skylight window

#### Outside

front garden laid to lawn with picket fence and gate enclosure with open views of the Village Green. Rear garden mainly laid to shaped lawn with large weather boarded shed (with pan tiled roof), rear pedestrian access to the GARAGE. Beautiful views of St Margarets Church.

#### Single Garage

located to the right of the neighbouring property, with up & over door, pitched roof and allocated parking to the front for 1 vehicle

