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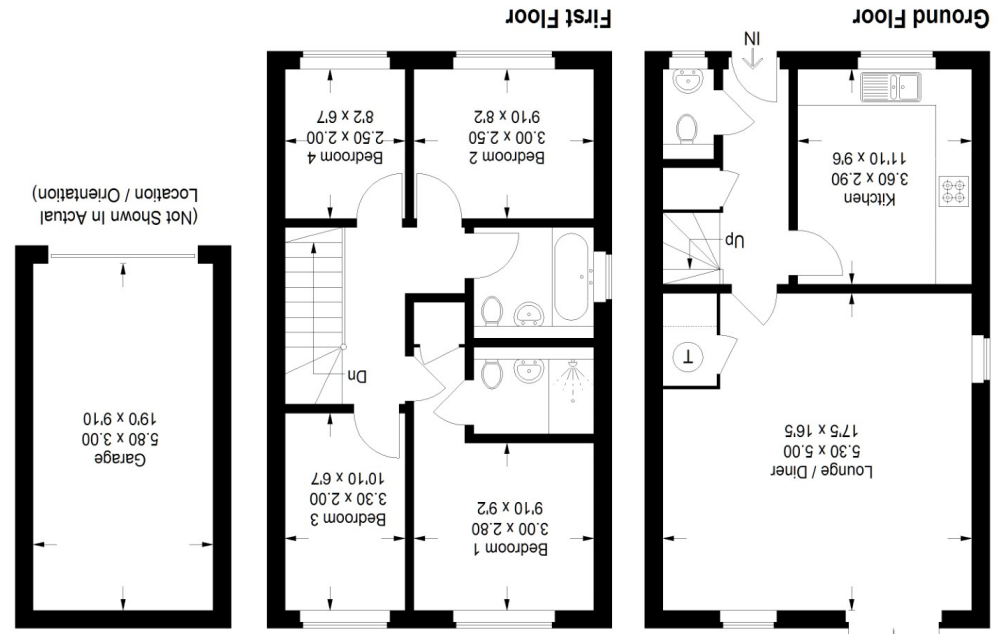


Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A
84	95



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"



Gorse Crescent St Neots PE19 6HN
 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





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.

