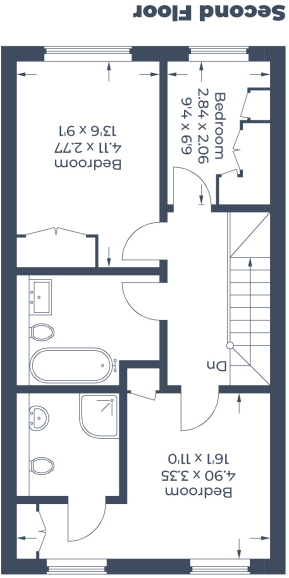
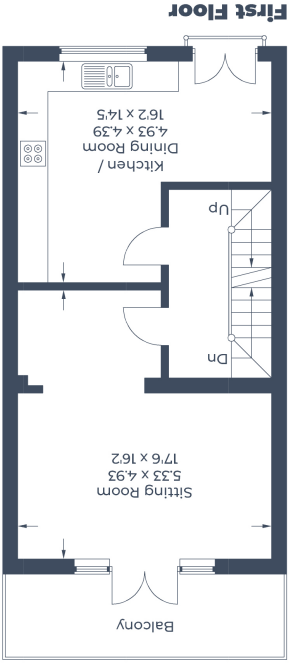
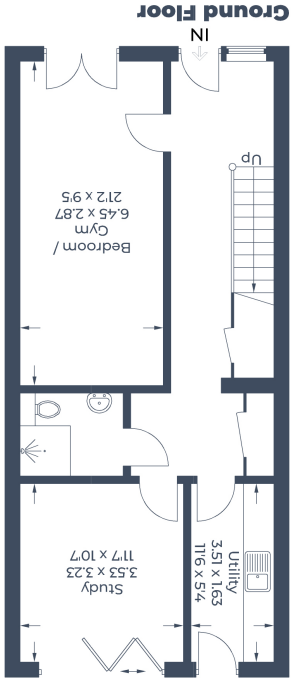


Energy Efficiency Rating	
Current	Potential
79	82
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
(91-100)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(49-54)	
F	
(39-48)	
G	
(1-38)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Approximate Gross Internal Area
Ground Floor = 61.2 sq m / 659 sq ft
First Floor = 50.4 sq m / 542 sq ft
Second Floor = 50.0 sq m / 538 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 173.4 sq m / 1,866 sq ft



Illustration for identification purposes only.
measurements are approximate, not to scale.
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58 Skipper Way, Little Paxton, St Neots, Cambridgeshire PE19 6LQ £375,000

- Beautifully presented Town House
- Riverside Views
- Beautifully upgraded Bathrooms
- Garage and additional parking

- Versatile accommodation offering THREE, FOUR or FIVE bedrooms
- Balcony leading from the first floor Reception Room
- Traffic free location
- NO FORWARD CHAIN



ACCOMMODATION

Inset part glazed door with glazed side panel to:

Reception Hallway

Staircase leading to First Floor Landing, storage and cloaks cupboards

Reception Room/Bedroom Five

radiator, glazed double doors to the front

Family Room/Bedroom Four

Radiator, glazed bi-fold doors to the Garden



Shower Room

Beautifully refitted contemporary white suite with metro wall tiling comprising fully tiled shower enclosure, pedestal wash hand basin and W.C., heated towel radiator

Utility Room

Comprising wall mounted and base level storage cupboard units, fitted worksurface with inset sink and drainer, plumbing for automatic washing machine, concealed gas fired boiler (recently installed), radiator, glazed door to the Garden



First Floor Landing

Staircase leading to Second Floor Landing

Kitchen & Dining Room

To comprise an array of wall mounted and base level storage cupboard units, fitted worksurfaces with inset sink and drainer unit, integrated kitchen appliances to include fan assisted double oven, 4 burner gas hob with extractor over, microwave and dish washer, freestanding for fridge/freezer, radiator, glazed double doors to the Juliet balcony, window to the front



Living Room

Radiator, glazed double doors opening to the BALCONY

Second Floor Landing

Access to the fully boarded loft space

Principal Bedroom

Fitted double wardrobes with shelving and hanging rail, radiator, window to the rear with plantation shutters, door to:



Shower Room

Beautifully appointed and refitted suite to comprise fully tiled shower enclosure, pedestal wash hand basin and concealed flush W.C., classic metro wall tiling, heated towel radiator & mirror

Bedroom Two

Double width fitted wardrobes with shelving & hanging rail, radiator, window to the front with plantation shutters

Bedroom Three

Range of fitted shelved tall cupboard units and dressing table, radiator, window to the front with plantation shutters

Bathroom

Contemporary refitted white suite to comprise stand alone bath with mixer shower tap over, pedestal wash hand basin and concealed flush W.C., cool black metro wall tiling, heated towel radiator

Outside

Low maintenance front Garden laid to lawn with high hedge enclosure

Rear Garden mainly laid to lawn, fully enclosed with gated access leading to the GARAGE & PARKING SPACE.

Garage

With up & over door, power & light connected

Agents Note

This is a FREEHOLD property with an annual estate charge payable for the upkeep of the communal areas. The annual charge is approx. £500.00.

