



Approximate Gross Internal Area = 85.7 sq m / 922 sq ft
 (Excluding Garage)

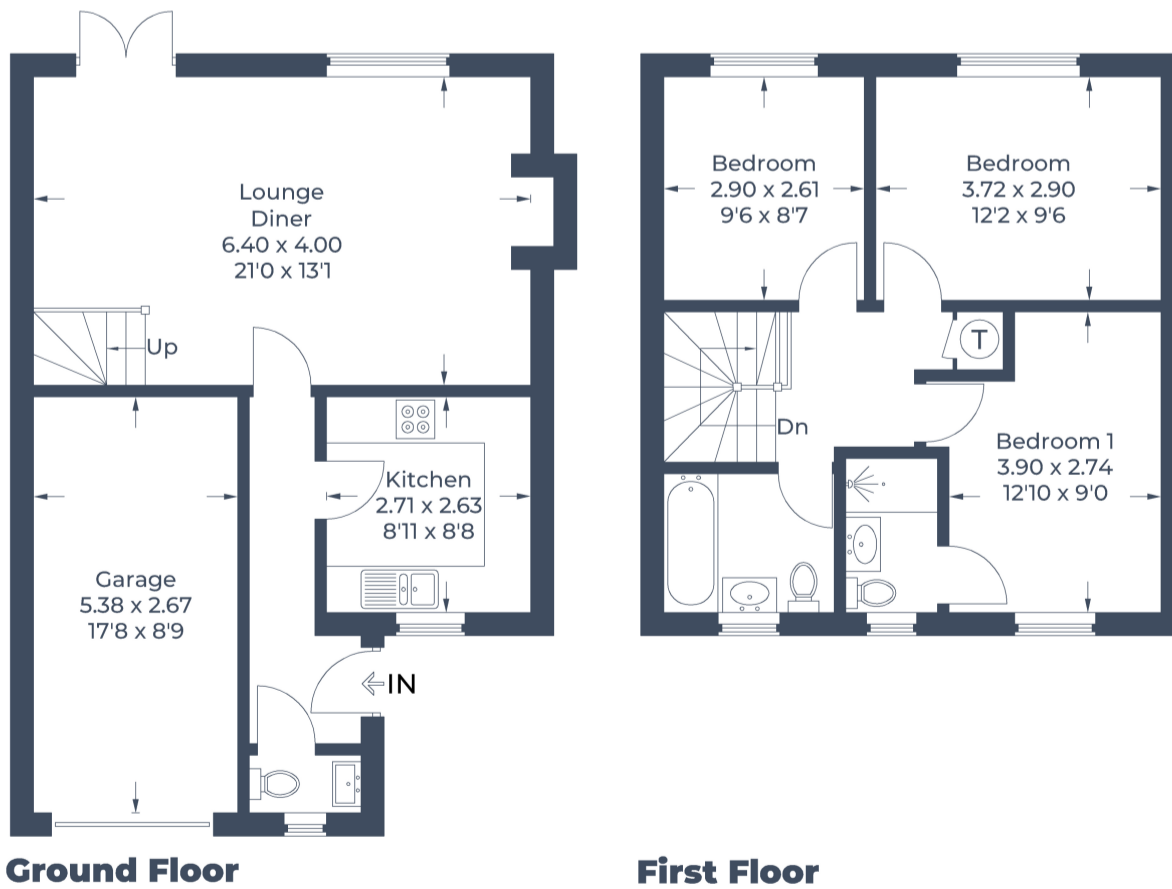


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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GUIDE PRICE £400,000.00 - £410,000.00. An EXCEPTIONAL and individually built THREE DOUBLE bedroom home located within easy reach of both the town centre and St Neots Mainline Station (offering a fast train service in London in under 40 minutes). Completely refurbished by the current sellers to include a bespoke kitchen with integrated cooking appliances, refitted bathroom suites and a landscaped enclosed garden. The property also offers a single integral garage, ideal for conversion. Priory Park is just a short walk away along with a convenient store, Priory Park infants school and Longsands Academy. Viewing is strongly recommended.



ROOM DESCRIPTIONS

Accommodation

replacement composite door to:

Entrance Hallway

'Oak' effect plank tile flooring

Cloakroom

two piece white suite to comprise low level W.C and wall vanity wash hand basin with splashback wall tiling, heated towel radiator, tiled flooring, frosted window

Kitchen

a BESPOKE refitted kitchen to comprise wall mounted and floor level storage cupboard units with fitted Quartz worksurfaces, inset sink and drainer, integrated kitchen appliances to include fan assisted oven, 4 ring gas hob, dishwasher, washing machine and fridge/freezer, 'Oak' effect plank tile flooring, window to the front

Lounge & Dining Room

with feature brick chimney breast and inset multi fuel burning stove, two radiators, window to the rear, double doors opening to the Garden, dogleg staircase leading to First Floor Landing

Landing

access to the partially boarded loft space with retractable ladder

Bedroom One

radiator, window to the front, door to:

En-Suite Shower

three piece white suite to comprise oversized shower enclosure, vanity wash hand basin and low level W.C., splashback wall tiling (fully tiled to shower), heated towel radiator, frosted window

Bedroom Two

radiator, window to the rear

Bedroom Three

radiator, window to the rear

Bathroom

three piece white suite to comprise fully tiled walk-in shower enclosure with dual shower heads, vanity wash hand basin and concealed flush W.C., splashback wall tiling, heated towel radiator, ceramic tiled flooring, shaver point, frosted window

Outside

a LANDSCAPED enclosed rear garden, two porcelain tiled patio areas, partially laid to lawn with gated access to the outside of the property, power points, outside tap

Single Garage

with up & over door, power and light connected (ideal for conversion subject to the relevant building regulations), water supply

Agents Notes

this is a FREEHOLD property

If you have any questions relating to the property or would like to arrange a viewing appointment, please contact our St Neots office on 01480 406400

