

Directions

PE19 6NE.

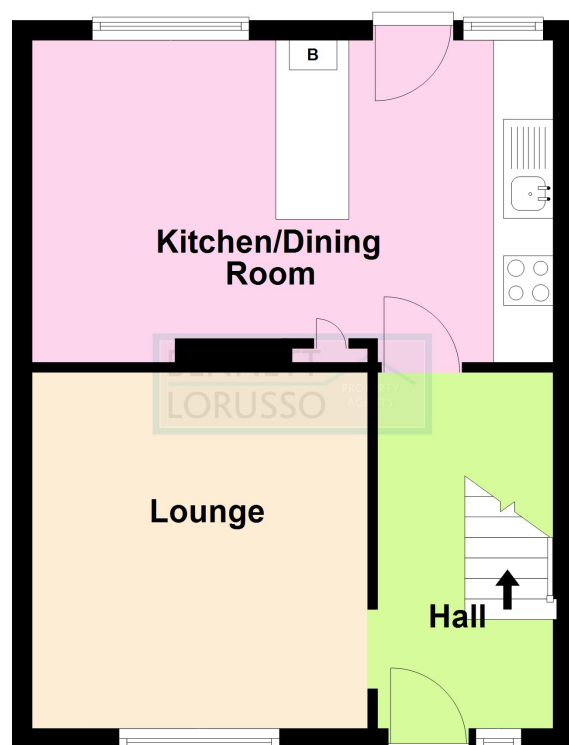
DATA PROTECTION ACT 1998

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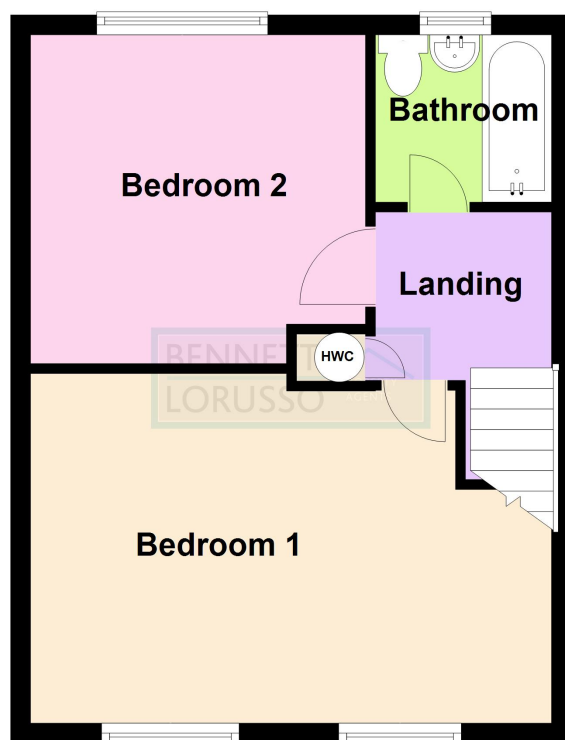
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ground Floor



First Floor



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.
Plan produced using PlanUp.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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19a Beeson Close, Little Paxton, St Neots, Cambridgeshire. PE19 6NE.

£230,000

A spacious two/three bedroom end terrace house overlooking a Green space in this popular well served village and just a very short distance away from pleasant riverside walks. The property has mature front and rear gardens along with space to the side for a modest extension (permission has been granted) and a single garage plus parking space close-by. Internally this home needs some modernisation and the good sized accommodation includes an entrance hall, living room, kitchen/diner across the rear, two large bedrooms, which could be made in to three rooms and a bathroom with modern white suite. If you are interested in re-designing your new home, then this could be the one for you!

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Ground Floor

Entrance Hall Fully glazed entrance door, telephone point, radiator, meter cupboard, stairs to the first floor, sliding door to:

Living Room 3.63m x 3.35m (11' 11" x 11' 0") (Currently used as a ground floor bedroom). Double glazed picture window to the front, radiator, wash area with fitted urinal and hand basin.

Kitchen/Diner 5.26m x 3.39m (17' 3" x 11' 1") Fitted with a range of Pine effect base and wall units, stainless steel bowl & 1/2 sink with mixer tap, gas cooker, washing machine, splashback tiling, broom cupboard, radiator, fridge, double glazed window and door to the rear garden.

First Floor

Landing Access to the loft space, airing cupboard.

Bedroom One 5.28m x 3.18m (17' 4" x 10' 5") (Formerly two rooms) Fitted storage and display cupboards, telephone point, two radiators and two windows to thee front aspect.

Bedroom Two 3.35m x 3.25m (11' 0" x 10' 8") Window to rear, radiator, large double wardrobe with sliding doors.

Bathroom Three piece White suite incorporating a shower bath with mixer shower and hydraulic seat, (this may be removed but replaced with a shower enclosure) wash hand basin and low level WC, double glazed window, radiator, shaver point and light, splash back in waterproof boarding.

Outside

Front Mature and fronting on to Green space, laid to gravel. Space to the side for access and a possible extension.

Rear Garden Fully enclosed and laid to lawn, large Eucalyptus tree, rear access gate, large timber workshop/summer house.

Garage In a block close-by with access from Gordon Rd. Parking is possible in front.

Notes FREEHOLD.
Traditional brick and tile construction.
Council tax band is B - £1785.87pa.
There is a fitted alarm system.
Optic fibre broadband is connected along with Virgin Media.
A short walk from Paxton Pits Nature Reserve.
Some new windows have been installed since the EPC was issued.
The ref. no. for the planning permission is 22/01875/HHFUL at Huntingdon DC.
No forward chain is possible.



EPC

