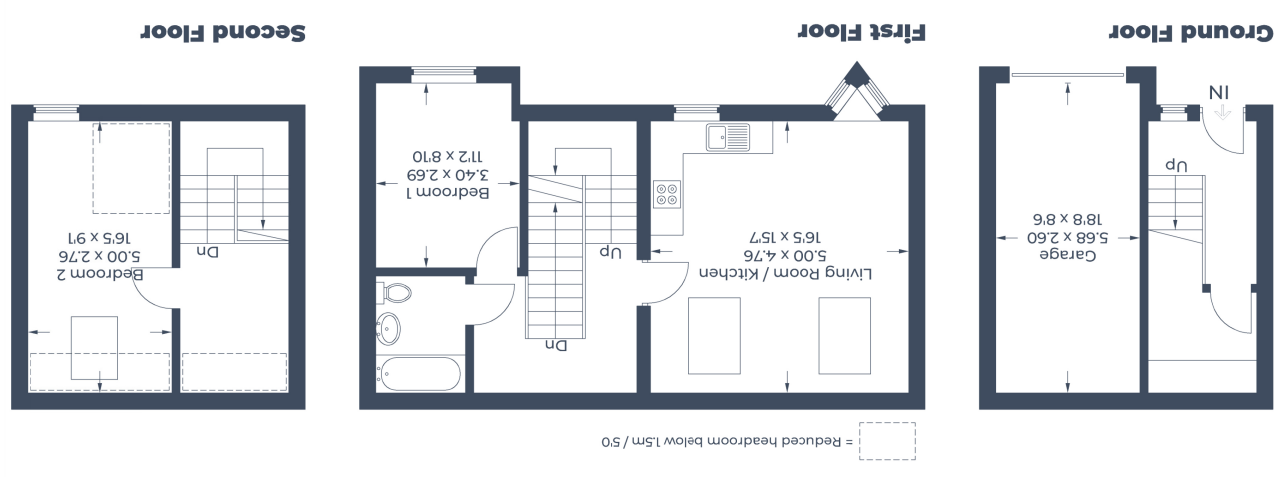


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(85-95)
B	(69-84)
C	(55-68)
D	(39-54)
E	(29-38)
F	(13-28)
G	(1-12)
Very energy inefficient - higher running costs	

Illustration for identification purposes only. Measurements are approximate, not to scale. © CJ Property Marketing Produced for Peter & Lane



Approximate Gross Internal Area
 Ground Floor = 10.1 sq m / 109 sq ft
 First Floor = 50.7 sq m / 546 sq ft
 Second Floor = 24.0 sq m / 258 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 99.9 sq m / 1,075 sq ft





10 Chandlers Wharf, St Neots, Cambridgeshire PE19 2AL Guide Price £250,000

- Stylish Two Bedroom Townhouse
- Large open plan lounge dining and kitchen area with vaulted ceilings
- Versatile accommodation
- Early Viewing recommended to fully appreciate the location and accommodation the property has to offer
- Popular secure gated and quiet town centre location
- Utility Room
- Integral Single Garage

Ground floor

Entrance Hall

Approached via entrance door to front aspect, window to front aspect, radiator, stair case rising to first floor landing. Door to Utility room.

Utility room

2.0m x 1.8m (6' 7" x 5' 11") plus under stairs storage area, fitted worksurface with appliance space under, plumbing for automatic washing machine, extractor fan.

First Floor

First floor Landing

Smoke detector, central heating thermostat, dogleg stair case rising to second floor landing. Doors leading off to the living and kitchen area, main bedroom and family bathroom.

Open plan Living / Dining and Kitchen Area

5.0m x 4.8m (16' 5" x 15' 9") A stunning open plan living area with vaulted beamed ceiling, feature window to front aspect and two skylight windows to rear aspect, two radiators, wall lights, television point.

Kitchen Area

Window to front aspect, fitted kitchen comprising of inset one and half bowl single drainer stainless steel sink unit with cupboards under, range of base and wall mounted cupboards, drawer units, tiled splashback surrounds, space for fridge, built in gas hob with extractor hood over, built in electric oven.

Bedroom One

3.4m x 2.8m (11' 2" x 9' 2"). Window to front aspect, radiator.

Family Bathroom

Fitted white suite comprising of low level WC, pedestal wash hand basin, side panelled bath with mixer tap shower attachment over, radiator, heated towel rails, tiled splash back surrounds, extractor fan.

Second floor

Landing Area

A spacious landing area with beams and eaves recess storage area. Door leading to Bedroom two

Bedroom Two

5m x 2.76m (16' 5" x 9' 1") max, with some restricted head height. Window to front aspect, radiator,

Outside

There is secured gated vehicular access to the development via Brook Street and secure gated pedestrian access from the Market Square.

Garage

5m x 2.65m (16' 5" x 8' 8") . A single integral garage with metal up and over door, power and light connected

Agents Notes

The property has a 999 year lease from 2000. There is a annual charge payable for the upkeep of the communal area, exterior lighting, refuse collection and maintenance of the electronic pedestrian and vehicular access gates and building insurance

Contact Details

If you have any questions or would like to arrange a viewing on the property, please contact Peter Lane St Neots office on 01480 406400.

