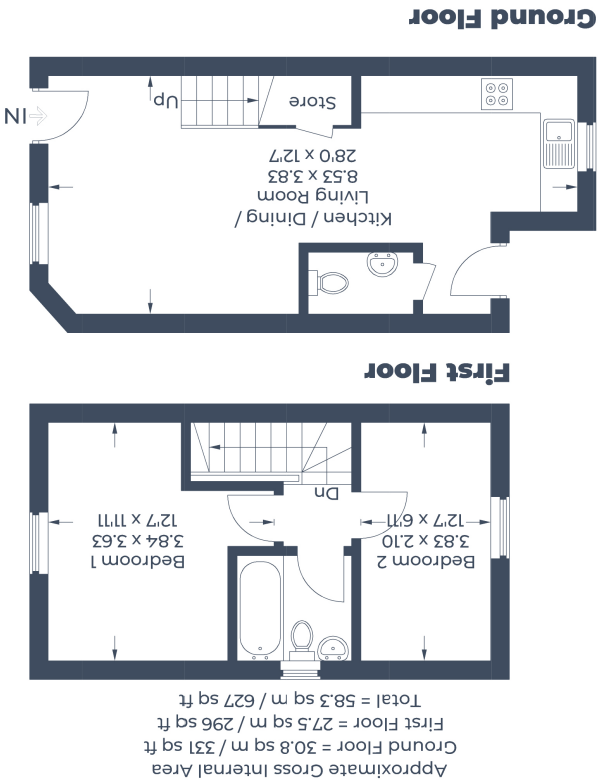


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(91-95)	(92-95)
B	
(81-91)	(82-91)
C	
(69-80)	(70-80)
D	
(55-68)	(56-68)
E	
(49-54)	(50-54)
F	
(41-48)	(42-48)
G	
(1-40)	(1-40)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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measurements are approximate, not to scale.
Illustration for identification purposes only.





15 Church Street, St Neots, Cambridgeshire PE19 2BU

£285,000

- TOWN CENTRE LOCATION.
- WALKING DISTANCE TO ST NEOTS MAINLINE TRAIN STATION.
- END OF TERRACE, BUILT IN 2011.
- TWO DOUBLE BEDROOMS.
- NO ANNUAL SERVICE CHARGE LIABILITY.

- DOUBLE GLAZED WINDOWS.
- ENCLOSED COURTYARD GARDEN.
- NO FORWARD CHAIN.
- ALLOCATED PARKING SPACE.

Introduction

A well presented TWO BEDROOM HOUSE, built 2011 and situated CLOSE TO ST NEOTS TOWN CENTRE with to its vibrant cafes, restaurants, cinema & Riverside Park. This property is within WALKING DISTANCE OF ST NEOTS MAINLINE TRAIN STATION with excellent rail links to London Kings Cross, St Pancras and City Thameslink, Gatwick Airport & Peterborough.

Offered for sale with NO FORWARD CHAIN the accommodation in brief consists of an OPEN PLAN RECEPTION ROOM & KITCHEN and ground floor CLOAKROOM/W.C. On the first floor, TWO DOUBLE BEDROOMS and a BATHROOM.

The Kitchen benefits from integrated appliances and has a window overlooking the COURTYARD GARDEN.

The paved COURTYARD GARDEN is fully enclosed with a gate leading to the ALLOCATED PARKING SPACE.

Double glazed windows throughout and gas fired radiator central heating.

Ground Floor

Accommodation

Front door leading to

Lounge Dining Room

stairs to the first floor landing, sash window to the front aspect, window to the side aspect, TV & telecom points, radiator, large under stairs storage cupboard, through to

Kitchen

base, eye and tall shelved cupboards, drawer units, work surfaces with stainless steel single drainer sink unit, integrated electric fan assisted oven, hob and extractor, integrated fridge freezer, plumbing for washing machine, wall mounted Gas boiler, window to the rear aspect, radiator

Lobby

part glazed door to the rear Garden, radiator, door

Cloakroom/W.C

W.C, wash hand basin, radiator

First Floor

Landing

doors to

Bedroom One

sash window to the front aspect, radiator

Bedroom Two

window to the rear aspect, radiator, loft access

Bathroom

bath with mixer tap shower attachment, shower screen and fully tiled surround, W.C, pedestal wash basin, frosted window, radiator

Outside

Garden

a fully enclosed courtyard Garden, paved with slate borders, outside light and pedestrian gate to parking space

Parking

one allocated parking space immediately at the rear of the property with gated pedestrian access to the Garden

