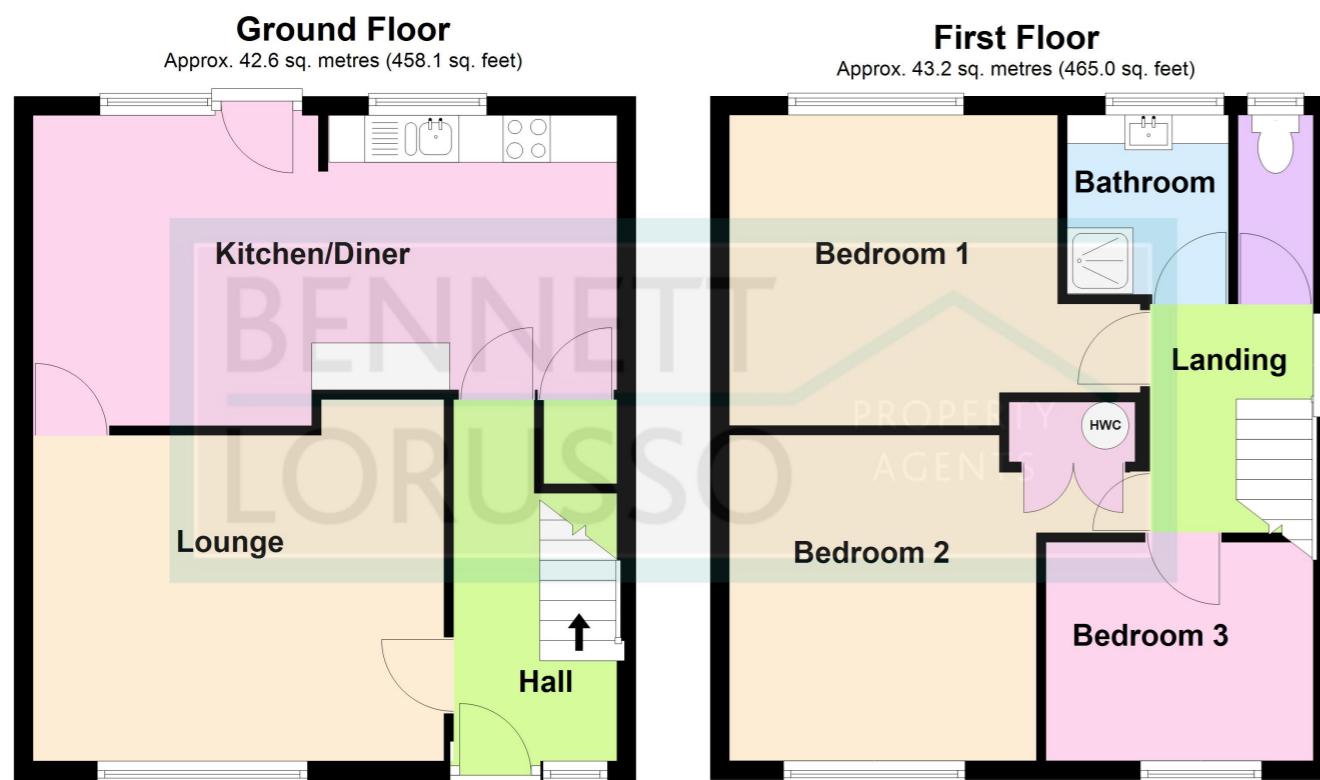


## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## 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.



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9 Childs Pond Road, St Neots, Cambridgeshire. PE19 1TT.

OIEO £280,000

An established three bedroom end of terrace house with generously sized family accommodation and well situated for access to local shops, schools, parkland and the mainline station. Features include a large living room to the front, an open plan kitchen/diner with access to the rear garden, a separate cloakroom and bathroom. Outside there are enclosed front and rear gardens with ample storage and parking is available on the road adjacent. This chain free home is certainly worth internal viewing.

# Ground Floor

**Entrance Hall** Double glazed entrance door and side light, stairs to the first floor, radiator, door to:

**Living Room** 4.34m x 3.83m (14' 3" x 12' 7") Fireplace with real flame gas fire and back boiler, double radiator, TV aerial point, double glazed window to the front, door to:

**Kitchen/Diner** 6.21m x 2.93m max (20' 4" x 9' 7") A fitted range of wood fronted base and wall units, stainless steel bowl & 1/4 sink with mixer tap, gas hob and electric oven, splashback tiling, radiator, double glazed window to rear, large under stairs cupboard, laminate wood effect flooring.

## Dining Area

Double glazed window and door to the rear garden, laminate wood effect flooring, radiator, double built-in cupboard.

# First Floor

**Landing** Double glazed window to the side, doors to:

**Bedroom One** 3.53m x 3.0m (11' 7" x 9' 10") Double glazed window to front, radiator, double airing cupboard housing the lagged hot water tank and central heating programmer.

**Bedroom Two** 3.50m x 3.30m (11' 6" x 10' 10") Double glazed window to rear, radiator, ladder access to the fully insulated loft space.

**Bedroom Three** 2.78m x 2.27m (9' 1" x 7' 5") Double glazed window to front, radiator.

**Separate WC** WC in white and double glazed window.

**Bathroom** Two piece white suite comprising fully tiled shower enclosure with a glazed door and electric shower, vanity wash hand basin, fully tiled walls, double glazed window and radiator.

## Outside

**Front** Enclosed by a brick wall, paved with pebble surround.

**Parking** On road. Garages are available to rent.

**Rear Garden** Fully enclosed and laid to lawn, paved patio, two brick built sheds and a timber shed, water tap, exterior light, rear and side gates.

**Notes** Freehold.

No chain.

Council tax band B £1919.34 pa.

An adjacent garage could be available to rent.

