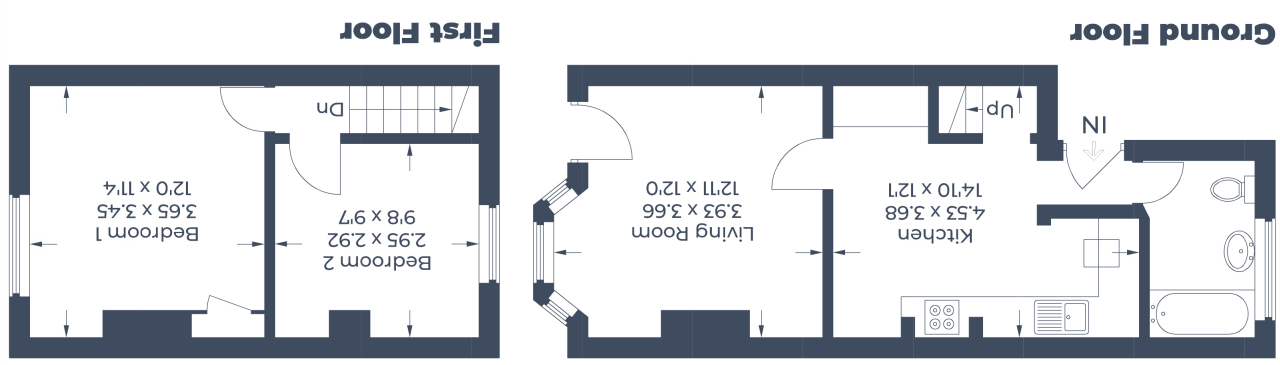


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



| Energy Efficiency Rating                       |   |
|--|---|
| Current Rating                                 | Very energy efficient - lower running costs |
| A  | (91-100)                                    |
| B  | (81-90)                                     |
| C  | (69-80)                                     |
| D  | (55-68)                                     |
| E  | (39-54)                                     |
| F  | (21-38)                                     |
| G  | (1-20)                                      |
| Very energy inefficient - higher running costs |   |

Illustration for identification purposes only.  
 measurements are approximate, not to scale.  
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Approximate Gross Internal Area  
 Ground Floor = 33.8 sq m / 364 sq ft  
 First Floor = 24.4 sq m / 263 sq ft  
 Total = 58.2 sq m / 627 sq ft







## 66 Russell Street, St Neots, Cambridgeshire PE19 1BA

£250,000

- A TOWN CENTRE VICTORIAN end of terrace house
- TWO bedrooms
- Courtyard garden
- Positioned on this quiet, no through road
- Gas radiator central heating
- Within walking distance of the TOWN CENTRE & MAINLINE STATION
- Ground Floor bathroom
- Modern fitted kitchen
- Parking permits available to purchase for use in selected town centre carparks
- NO CHAIN

### Accommodation

hardwood panel door to:

### Bay Fronted Living Room

3.93m x 3.66m (12' 11" x 12' 0") cast iron fired surround with inset ornate tiling, wall lights, radiator, bay window to the front aspect

### Kitchen

4.53m x 3.68m (14' 10" x 12' 1") comprising modern wall mounted and base level cupboard units, worksurfaces with inset sink and drainer unit, splashback wall tiling, integrated electric oven and hob, wall mounted 'Glow Worm' gas fired boiler serving domestic hot water and central heating supply, space for upright fridge/freezer, plumbing/space for washing machine, stairs leading to First Floor, skylight roof window

### Rear Hall

PVCu door to the outside, door to:

### Bathroom

three piece white suite to comprise panel bath with shower handset over, low level W.C and wash hand basin, walls fully tiled, radiator, frosted window to the rear aspect

### Bedroom One

3.65m x 3.45m (12' 0" x 11' 4") radiator, small storage cupboard, window to the front aspect

### Bedroom Two

2.95m x 2.92m (9' 8" x 9' 7") radiator, window to the rear aspect

### Outside

a low maintenance COURTYARD garden with pedestrian access to the neighbouring property, large storage shed

### Agents Note

This is a FREEHOLD property. If you would like any information relating to this property, or would like to arrange a viewing, please contact our St Neots office on 01480 406 400.

Parking permits are available to purchase from Huntingdonshire District Council at an annual cost of between £150 and £300 dependant upon the vehicles emissions. Parking is FREE after 6PM and on Sundays. Free parking at all times for blue badge holders. Tebbutts Road car park is located directly behind the property.

