

Directions

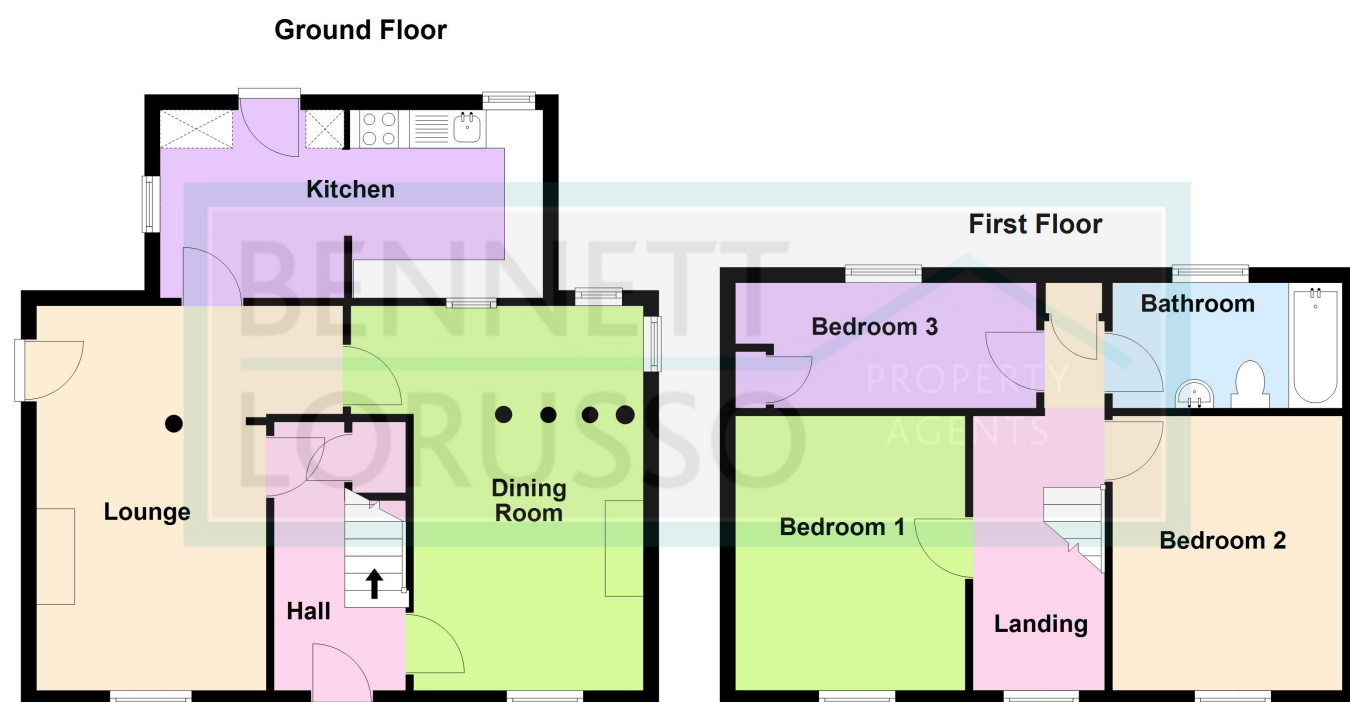
PE19 6RF.

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.



Total area: approx. 94.8 sq. metres (1019.9 sq. feet)



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

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26 High Street, Great Paxton, St Neots, Cambridgeshire. PE19 6RF.

Offers Around £250,000

STRUCTURAL REPAIRS NEEDED & EXPERIENCE IN RESTORING A TIMBER FRAME BUILDING IS ESSENTIAL - A charming three bedroom detached, thatched cottage, situated in this well regarded village with a generously sized plot. The Grade II listed accommodation is in need of some renovation but features include, two good sized reception rooms with fireplaces and exposed beams, a side lobby area, study area and separate entrance hall, a kitchen to the rear with oak fronted cupboards, a first floor bathroom and gas fired radiator central heating. Outside there is an established, West facing rear garden with several mature trees and shrubs, a large timber workshop/garage and ample parking enclosed by a five bar gate. This unique and characterful, chain free home is just waiting for the right person to lovingly restore it to its former glory - call now to view!

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Ground Floor

Entrance Hall Part double glazed wooden entrance door, radiator, wall lighting, central heating thermostat, stairs to the first floor with a cupboard under, latch door to:

Sitting Room 5.06m x 3.0m inc. side lobby (16' 7" x 9' 10") Functional Inglenook style fireplace, sealed unit double glazed leaded light window to the front, wall light points, beamwork, opening on to:

Side Lobby Two radiators, window to rear and part glazed wooden door to the side, cupboard housing the modern consumer unit, door to the kitchen.

Dining Room 5.06m x 3.0m inc. study area (16' 7" x 9' 10") Sealed unit double glazed leaded window to the front, open brick fireplace, wall lighting exposed beams defining the study area.

Study Area Radiator, wall lights, serving hatch, windows to the side and rear.

Kitchen 4.96m x 2.58m (16' 3" x 8' 6") A range of Oak fronted base and wall units, stainless steel sink and mixer tap, plumbing for washing machine, splashback tiling, gas cooker, wall mounted gas fired boiler, windows to the rear and side, radiator, vinyl flooring, two steps up and a timber door out to the rear garden.

First Floor

Gallery Landing Leaded light window to the front, wall lighting, access to the loft space and a airing cupboard with lagged hot water cylinder.

Bedroom One 3.48m x 2.95m (11' 5" x 9' 8") Leaded light window to the front, radiator, exposed beams.

Bedroom Two 3.50m x 3.0m (11' 6" x 9' 10") Leaded light window to the front, radiator, exposed beams, wall light.

Bedroom Three 3.9m x 1.82m (12' 10" x 6' 0") Window to rear, radiator, built-in wardrobe, wall lighting.

Bathroom Three piece Champagne coloured suite comprising a modern panelled bath with mixer tap, splashback tiling, radiator, laminate tiled effect flooring, sliding sash window to the rear.

Exterior

Large Timber Garage/Workshop 4.0m x 4.0m (13' 1" x 13' 1") With double wooden doors to the front, a personal door to the side and a window to the rear aspect, power and lighting, roof storage capacity.

Garden Of a generous size, laid mainly to lawn and well stocked with plants, several mature trees and shrubs, timber shed, greenhouse, compost area, external light and tap, concrete patio area with retaining wall, ample driveway parking and a five bar gate to the front.

Notes Freehold.
Grade II listed.
Council tax band C - £2131.56 pa.
Vacant possession.
Extensive modernisation is required - details are available - please ask.
Most of the Thatch has been renewed and documentation is available.
There are 'low' ceilings to the ground floor and parts of the first floor.
some electrical work has been undertaken and there is a modern consumer unit fitted.
A new gas fired boiler will be installed prior to completion.

