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Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy inefficient - higher running costs	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes and compass bearings before making any decisions reliant upon them. (ID1036061)



Approximate Gross Internal Area (Including Garage)
186.1 sq m / 2003 sq ft

Skipper Way, Little Paxton, St. Neots, PE19 6LT





- Versatile accommodation with up to FIVE BEDROOMS.
- South East facing garden.
- 2000 sq ft.
- Ground floor Kitchen Dining Room.
- Large garage and off road parking for two vehicles.
- No forward chain.

Ground Floor

Accommodation

A FIVE BEDROOM RIVERSIDE TOWNHOUSE offered for sale with NO FORWARD CHAIN. Versatile accommodation over three floors, Garage and enclosed SOUTH EAST facing rear garden overlooking the River Great Ouse.

Accompanied viewing available on request.

Part glazed door to

Entrance Hall

stairs to the First Floor Landing, radiator, under stairs storage cupboard, cloaks cupboard, personal door to the Garage

Shower Room & W.C

fully tiled shower, pedestal wash basin, W.C, tiled floor, radiator

Kitchen Dining Room

5.46m x 3.90m (17' 11" x 12' 10") base and eye level cupboards, drawer units, work surface with tiled splash backs and one and a half bowl sink unit, cupboard housing gas fired boiler, integrated oven, hob and extractor, plumbing for washing machine and dishwasher, radiator, tiled floor, French doors to the rear garden

First Floor

First Floor Landing

stairs to the Second Floor Landing, built in cupboard

Lounge

5.46m x 3.90m (17' 11" x 12' 10") two sets of French doors to the Balcony overlooking the garden and River Great Ouse to the rear aspect, radiators, TV point

Bedroom Two

5.40m x 3.00m (17' 9" x 9' 10") window to the front aspect, radiator

Bedroom Five

4.00m x 2.30m (13' 1" x 7' 7") window to the front aspect, radiator, fitted wardrobe

W.C

W.C, pedestal wash basin

Second Floor

Second Floor Landing

loft access, radiator, built in cupboard, airing cupboard

Bedroom One

5.40m x 3.40m (17' 9" x 11' 2") two windows to the rear aspect, radiator, built in wardrobes, TV point

En-Suite Shower Room

large fully tiled shower, pedestal wash basin, W.C,

Bedroom Three

4.25m x 3.00m (13' 11" x 9' 10") French doors to Juliet balcony to the front aspect, radiator, fitted wardrobe

Bedroom Four

4.00m x 2.30m (13' 1" x 7' 7") window to the front aspect, radiator

Bathroom

bath, pedestal wash basin, W.C, radiator

Outside

Garden

South East facing, a fully enclosed and mainly paved garden with timber decking area and gate providing pedestrian access to the rear

Garage

6.10m x 3.00m (20' 0" x 9' 10") up and over door, power, light and personal door to the Entrance Hall

Service Charge

we are informed that a Community Service Charge is payable for the upkeep of the communal gardens. This charge is approx. £495 per annum.

