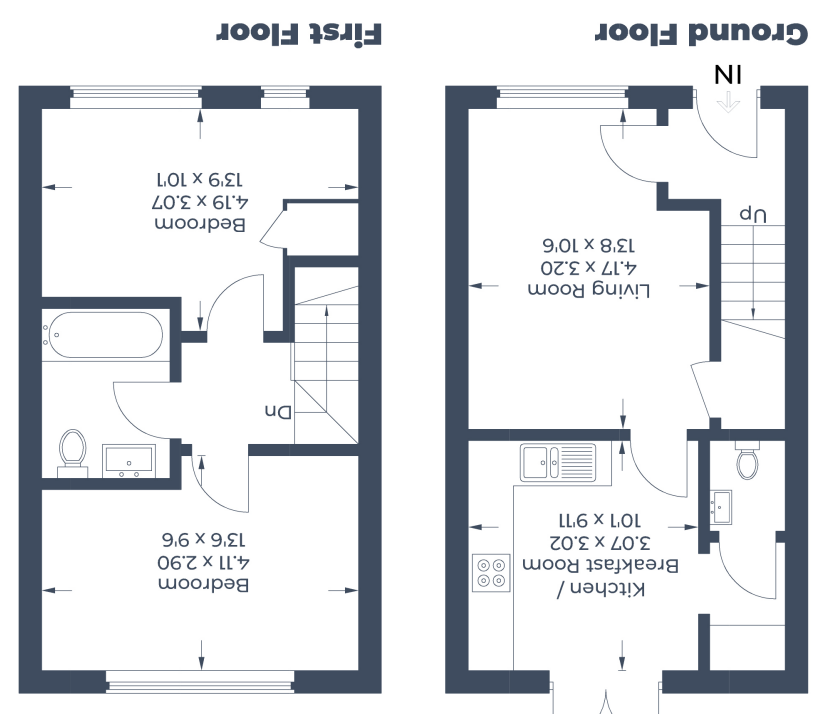


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(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	
England, Scotland & Wales	

Illustration for identification purposes only. Measurements are approximate, not to scale. © C3 Property Marketing Produced for Peter & Lane



Approximate Gross Internal Area
 Ground Floor = 31.6 sq m / 340 sq ft
 First Floor = 31.3 sq m / 337 sq ft
 Total = 62.9 sq m / 677 sq ft



15 Meadow Brown Close, Little Paxton, Cambridgeshire PE19 6DY £300,000



- Almost NEW TWO BEDROOM HOUSE.
- Kitchen with integrated appliances.
- Enclosed garden.
- Double bedrooms.
- Downstairs W.C.
- Two allocated parking spaces.

Introduction

A bright and well presented TWO BEDROOM HOUSE situated on this new development in Little Paxton. Positioned at the end of a cul-de-sac with TWO ALLOCATED PARKING SPACES the house has a front facing LOUNGE with a KITCHEN at the rear with INTEGRATED APPLIANCES and a Utility area leading to the downstairs W.C.

TWO DOUBLE BEDROOMS and a well appointed bathroom can be found on the first floor.

The rear garden is fully enclosed and has a timber garden shed and gated pedestrian access to the rear.

Just six months old, this property would make a perfect FIRST TIME BUY.

Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, radiator, door to

Lounge

window to the front aspect, radiator, TV point, under stairs storage cupboard, door to

Kitchen

base and eye level cupboards, work surfaces with one and a half bowl sink inset, integrated electric fan assisted oven, gas hob and extractor, integrated fridge freezer and dishwasher, French doors to the rear Garden

Utility

work surface, plumbing for washing machine, cupboard housing gas fired boiler

W.C

W.C, wash hand basin, radiator

First Floor

First Floor Landing

loft access

Bedroom One

window to the rear aspect, radiator

Bedroom Two

two windows to the front aspect, radiator, built in cupboard, fitted wardrobes

Bathroom

bath with mixer tap shower attachment and fully tiled surround, W.C, wash basin, towel radiator

Outside

Parking

there are two allocated parking spaces in the parking area at the front of the property

Garden

a fully enclosed rear garden, laid to lawn with a patio area, garden shed and gated pedestrian access at the rear

Service Charge

a Service Charge is payable for upkeep of communal parking and garden areas. We are informed that this is currently £100 per annum

