

Mayfair Office	St Neots	50 High Street	32 Market Square	24 High Street	Cache House	15 Thayer St, London	01480 411800	01480 406400	01480 406400	01480 411800
Huntingdon	St Neots	Huntingdon	St Neots	Kimbolton	Kimbolton	St Neots	01480 411800	01480 406400	01480 406400	01480 411800

Huntingdon Office: 01480 414800

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, shapes and compass bearings before making any decisions relating upon them. (ID 126505)

The figure shows a horizontal scale for energy efficiency ratings, ranging from G on the left to A+ on the right. The scale is divided into six main color-coded segments: G (blue), F (orange), E (light blue), D (yellow), C (green), and B (dark green). Each segment is labeled with its corresponding energy rating and a range of running costs. The segments are: G (96-100), F (101-105), E (106-110), D (111-116), C (117-122), and B (123-128). Below the scale, the text 'Energy Efficiency Rating' is written in a bold, italicized font, followed by 'Lower running costs - lower energy bills' in a smaller, regular font.



First Floor Second Floor

Ground Floor

The floor plan illustrates the layout of the house. The 'Lounge' is a large room at the bottom. Above it is 'Bedroom 1', which contains a bed and a small circular object. To the right of 'Bedroom 1' is a staircase leading 'Up'. The 'Up' staircase has a landing with a circular object and a door labeled 'Dn'. The plan also shows a small circular object near the bottom right corner.

The floor plan illustrates a section of a house. On the left, a room labeled 'Study' contains a desk and chair. Below it is a bathroom with a toilet and a sink. To the right is a large room labeled 'Dining Room / Kitchen' with a dining table and chairs. A staircase with a circular landing is located on the far right, leading to an 'Up' level. A double-headed arrow at the bottom indicates a distance of 2.00 meters between two points.

A small icon of a compass rose, with the letter 'N' at the top, indicating North.

Approximate Gross Internal Area 114.9 sq m / 1236 sq ft



- Camstead Homes Built Townhouse
- En Suite To Principal Bedroom
- Landscaped Garden
- Desirable Village Location

- Versatile Three Storey Accommodation
- Generous Kitchen/Dining Room
- Private Courtyard Development
- No Forward Chain And Immediate Vacant Possession



Integral Recessed Storm Canopy

With external storage leading to glazed panel hardwood door to

Entrance Hall

13' 3" x 6' 8" (4.04m x 2.03m)

Stairs to first floor, double panel radiator, understairs storage cupboard, central heating thermostat, ceramic tiled flooring, coving to ceiling.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, extensive tiling with natural stone contour border tiling, ceramic tiled flooring, double panel radiator, extractor, recessed lighting, coving to ceiling.

Bedroom 4

9' 8" x 8' 4" (2.95m x 2.54m)

A double aspect room with sealed unit windows to two front aspects, double panel radiator, TV point, telephone point, coving to ceiling, airing cupboard housing pressurised hot water system and shelving.

Kitchen/Dining Room

15' 4" x 13' 11" (4.67m x 4.24m)

A spacious open plan space with sliding double glazed patio doors to garden terrace, fitted in a range of Shaker style Oak base and wall mounted cabinets with complementing work surfaces and tiled surrounds, integral double electric oven and gas hob with suspended extractor above, drawer units, pan drawers, single drainer one and a half bowl resin sink unit with mixer tap, fitted automatic washing machine, dishwasher and fridge freezer, ceramic tiled flooring, under unit lighting, recessed lighting, coving to ceiling, double panel radiator, fixed display shelving.

First Floor Landing

Stairs to second floor, double panel radiator, coving to ceiling.

Sitting Room

15' 4" x 14' 4" (4.67m x 4.37m)

Sealed unit picture window to rear aspect, double panel radiator, TV point, telephone point, recessed lighting, coving to ceiling.

Principal Bedroom

11' 3" x 8' 10" (3.43m x 2.69m)

Sealed unit picture window to front aspect, double panel radiator, twin double wardrobes with hanging and storage, coving to ceiling, inner access to



En Suite Shower Room

6' 8" x 6' 2" (2.03m x 1.88m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, screened shower enclosure with independent shower unit fitted above, extractor, wall mounted wash hand basin with mixer tap, extensive tiling, chrome heated towel, vanity mirror, ceramic tiled flooring, fixed display shelving, sealed unit window to front aspect.

Second Floor Landing

Inner door to

Family Bathroom

7' 10" x 6' 7" (2.39m x 2.01m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, wall mounted wash hand basin, panel bath with folding screen and mixer tap hand shower, extractor, recessed lighting, ceramic tiled flooring, shaver point, chrome heated towel rail, conservation roof light to rear aspect.

Bedroom 2

11' 10" x 8' 5" (3.61m x 2.57m)

Conservation roof light to rear aspect, double panel radiator, eaves storage space, access to insulated loft space.

Bedroom 3

11' 9" x 10' 10" (3.58m x 3.30m)

Eaves storage cupboard, double panel radiator, over-stairs cupboard, wardrobe with hanging and storage, twin conservation roof lights to front aspect, port hole picture window to side aspect.

Outside

The rear garden is thoughtfully planned and arranged with low maintenance in mind with an extensive decked terrace enclosed by low balustrade and steps leading down to a hard landscaped garden with central circular paved feature and several other paved areas, timber arbour, trellis work, mature trees and shrubs and summer house, the garden is enclosed by a combination of picket fencing and mature hedgerow screening offering a good degree of privacy. Designated parking is adjacent to the property.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - D

There is an annual Service Charge.

