



HARVEY ROBINSON

£350,000

Great High Ground

St. Neots, PE19 6GN

## PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to be marketing this well presented four-bedroom townhouse located within the popular Loves Farm development in St Neots. The property offers spacious accommodation arranged over three floors and would be ideal for commuters with the train station and bus stop both being within a 10-minute walk and providing easy access to London & Cambridge. On the ground floor there is an entrance hall, cloakroom, a bay fronted kitchen/breakfast with a window seat, and a lounge/diner with French doors opening on to the landscaped rear garden. The ground floor benefits from having Amtico flooring recently laid throughout. To the first floor there are three bedrooms and a family bathroom, whilst on the top floor you will find a spacious master suite with a dressing area and en-suite. To the rear of the property there are two allocated parking spaces.

Please contact our St Neots branch to arrange a viewing.

4 

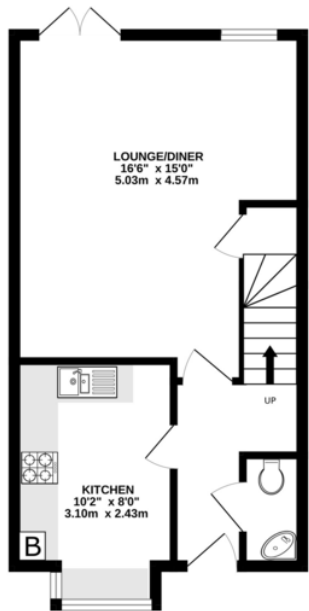
2 

1 

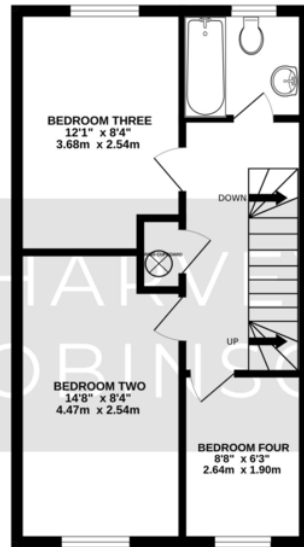




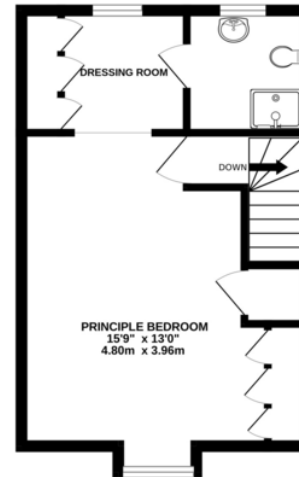
GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.  
Made with Metropix ©2024

## FAQs

Postcode for SatNav: PE19 6GN

What3Words location: ///labs.tinkle.attaching

Age of property: 2011/12

Council tax: C

How long have the owners lived here: Since 2018

Reason for move: Relocating to Oxfordshire, closer to family

Boundary fence responsibility: Right (with back to the property)

Garden aspect: West

Primary catchment: Roundhouse

Secondary catchment: Longsands

Boiler: Serviced autumn 2023

Loft: No ladder and a small amount of boarding

Service charge: £250 per annum

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

### OFFICE ADDRESS

22 Market Square, St Neots,  
Cambridgeshire, PE19 2AF

### CONTACT

01480 454040  
[stneots@harveyrobinson.co.uk](mailto:stneots@harveyrobinson.co.uk)  
[www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)