



Merchant House, 20c Market Square

St. Neots, PE19 2AF



Simpson & Partners

Available mid August 2024 Nestled within the historic heart of the market town of St Neots, this meticulously restored Grade II listed Georgian Town House occupies a prime location overlooking the bustling market square and benefits from the convenience of a dedicated parking space in this historic setting. Set across three floors and boasting character features, to include ornate bannisters throughout leading you to the roof terrace offering captivating views. The spacious lounge is a focal point, flooded with natural light from three windows and enhanced by a feature fireplace, original timber floorboards, and ornate mouldings that add to the property's timeless allure. The dual aspect layout of the French style kitchen ensures bright, welcoming spaces, with a Juliet balcony to the rear and a window to the front offering glimpses of the vibrant town below. A large dining room with built in storage allows for easy entertaining. The two generously sized bedrooms overlook the market square and offer built-in storage, while a contemporary shower room provides modern amenities with a touch of Victorian elegance. In conclusion, Merchant House presents a rare opportunity to let a piece of history in the heart of a dynamic market town and therefore a viewing is highly recommended. Sorry no pets, available mid August 2024. EPC rating E, council tax band D.

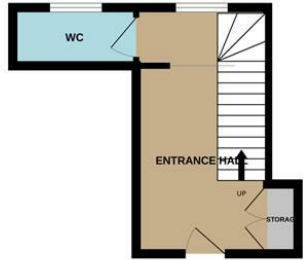


£1,950

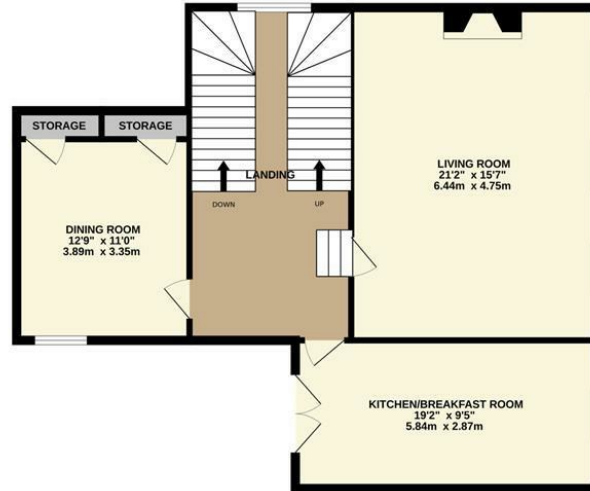
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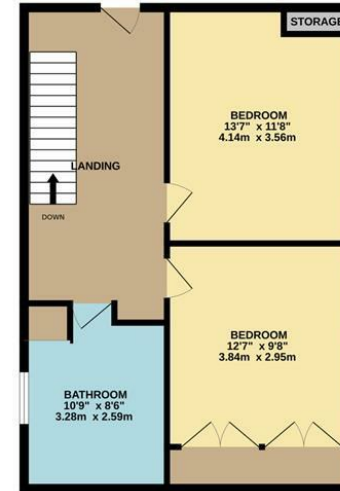
GROUND FLOOR
168 sq.ft. (15.6 sq.m.) approx.



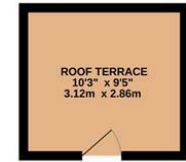
1ST FLOOR
879 sq.ft. (81.5 sq.m.) approx.



2ND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



3RD FLOOR
96 sq.ft. (8.9 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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