



RUSSELL KILLNER
ESTATE AGENTS



Siberia House, 30 Cambridge Street, , St. Neots PE19 1JL

Location:

Siberia House is on the doorstep of St. Neots town centre which offers a variety of High Street shops, restaurants, bars, a doctors surgery, opticians, library, and its own multi-screen cinema. The property is within close proximity of Priory Junior School and Longsands Academy. For commuters, within a short distance will take you to St. Neots train station which has access to both the North and London Kings Cross. On a summer's afternoon, you can take advantage of beautiful river walks alongside the River Great Ouse, children can take advantage of the miniature railway and Riverside Park.

- Benefiting with no onward chain & On the doorstep of St Neots town centre
- Four double bedroom property boasting an array of period features & two bathrooms
- South-facing kitchen leading to a beautifully landscaped rear garden
- Spacious lounge with a character log burner & sash style windows
- Principal bedroom with fitted wardrobes & a five piece en-suite bathroom
- Double garage and a granite cobble driveway with ample parking
- Separate reception room and bedroom to main accommodation
- Short distance to the train station which has access to London Kings Cross
- Range of schooling options and surrounded in local amenities
- Great road links to A1, A421 & A428

Offers in excess of £700,000*

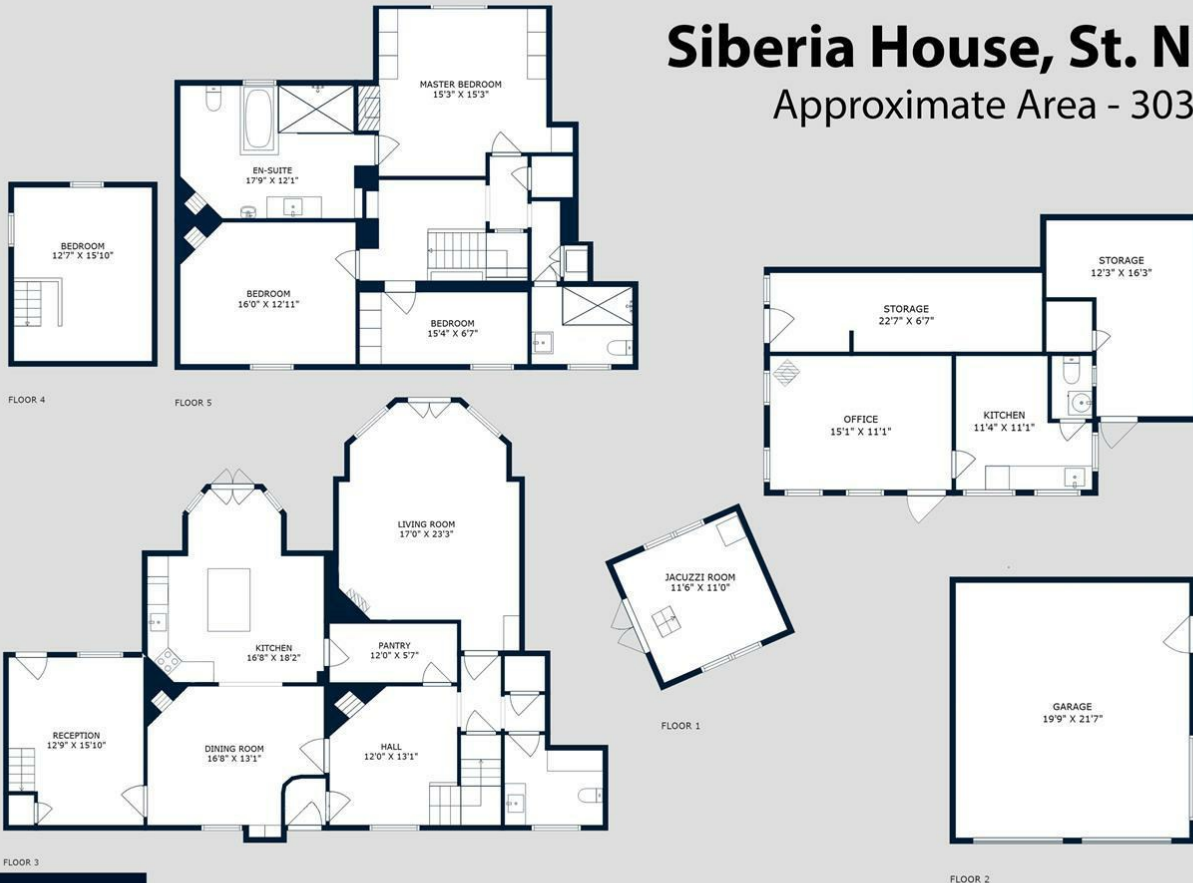
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Siberia House, St. Neots

Approximate Area - 3039 Sq.ft



TOTAL: 3089 sq. ft
 Below Ground: 126 sq. ft, FLOOR 2: 329 sq. ft, FLOOR 3: 1438 sq. ft, FLOOR 4: 143 sq. ft, FLOOR 5: 1053 sq. ft
 EXCLUDED AREAS: GARAGE: 426 sq. ft, STORAGE: 306 sq. ft, .: 895 sq. ft,
 LOW CEILING: 56 sq. ft

ALL FLOOR PLANS PRODUCED WITHIN ACCORDANCE OF RICS GUIDELINES. PRODUCED BY R.K.E.A.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		