



RUSSELL KILLNER  
ESTATE AGENTS



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## 45 Lannesbury Crescent

, St. Neots, PE19 6AG

Offers in excess of £250,000

\*\*\* FANTASTIC OPPORTUNITY FOR A FIRST-TIME BUYER \*\*\* Within striking distance of the train station, this spacious two bedroom mid terraced property comprises a hallway with a downstairs cloakroom, an open plan living area offering a lounge, dining area and a modern kitchen. The kitchen offers a range of high and low level soft closed units, quartz worktops, a gas hob, electric oven, space for a dishwasher, washing machine and fridge freezer. Upstairs offers an open landing, a beautiful example of a principal bedroom with fitted wardrobes, a second well kept double bedroom and a stylish family bathroom. This freehold property further benefits double glazing, gas central heating and an allocated parking space situated in a courtyard area.

Council Tax: Band B  
Energy Supplier: British Gas  
Water Supplier: Anglian Water  
Broadband Supplier: BT

Management Company: RMG  
Service Charge Cost: Approx. £365 per Annum

Want to know how much your property is worth?

Please contact us to arrange a FREE no-obligation valuation!

- Fantastic opportunity for a first-time buyer or an investor
- Spacious two bedroom mid terraced freehold property
- Open plan living area offering a lounge, dining area and a kitchen
- Modern kitchen with quartz worktops and space for essential appliances
- Beautiful example of a principal bedroom with fitted wardrobes
- Double Glazed & Gas Central Heating
- Allocated parking space situated in a courtyard area
- Surrounded by local amenities & a short drive to St Neots town centre
- Walking distance to the train station which has access to London Kings Cross
- Great road links to A1, A421 & A428

### Viewing

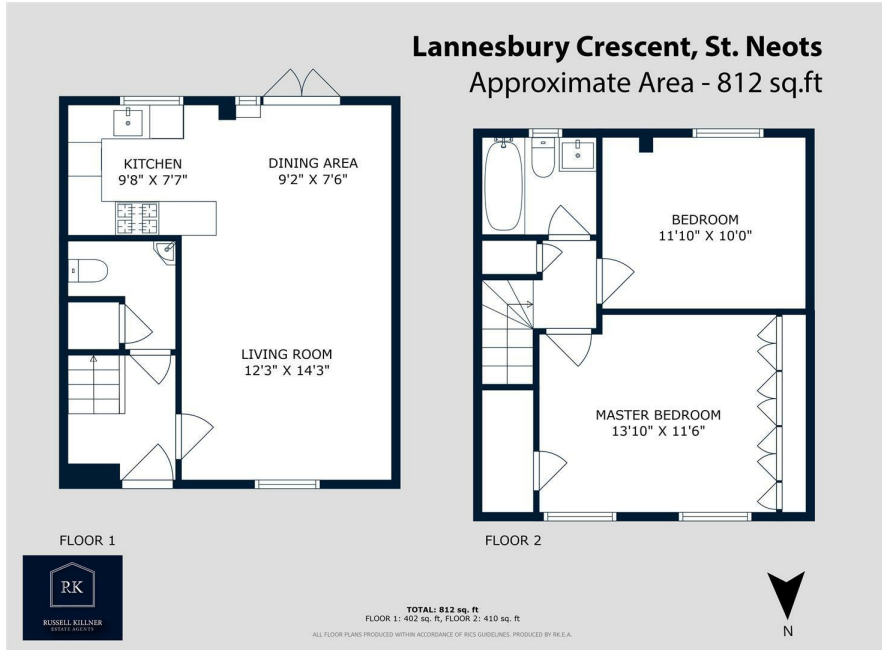
Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



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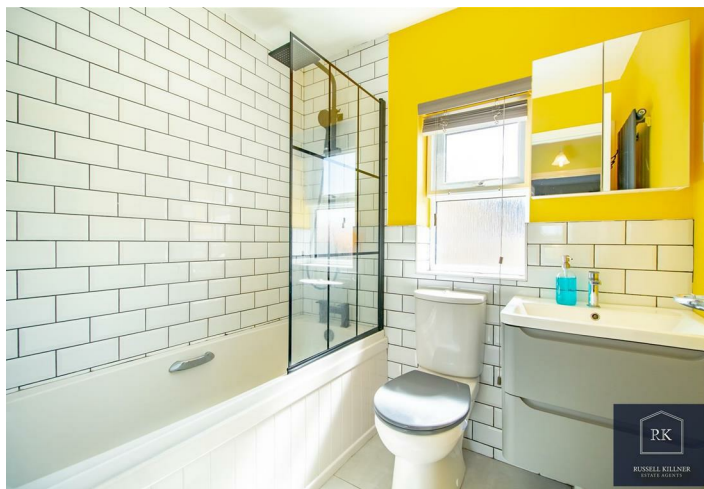
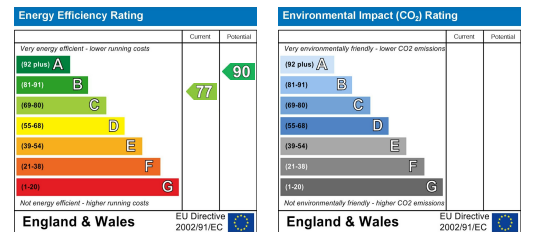
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.