



RUSSELL KILLNER
ESTATE AGENTS



45 Lannesbury Crescent

, St. Neots, PE19 6AG

Offers in excess of £240,000

*** 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.

Management Company: RMG Management.
Annual service charge amount: £302.50.

Type of Construction Materials: Bricks and Mortar.
Council Tax: Band B.
Energy Supplier: British Gas.
Water & Sewerage Supplier: Anglian Water.
Broadband Supplier: BT.
Broadband Speed: 126.4 Mb/s as of May 2025.
Mobile Signal/ Coverage: Current owner's use O2 and Sky with no issues.
Parking: Allocated parking space.

- 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 private 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

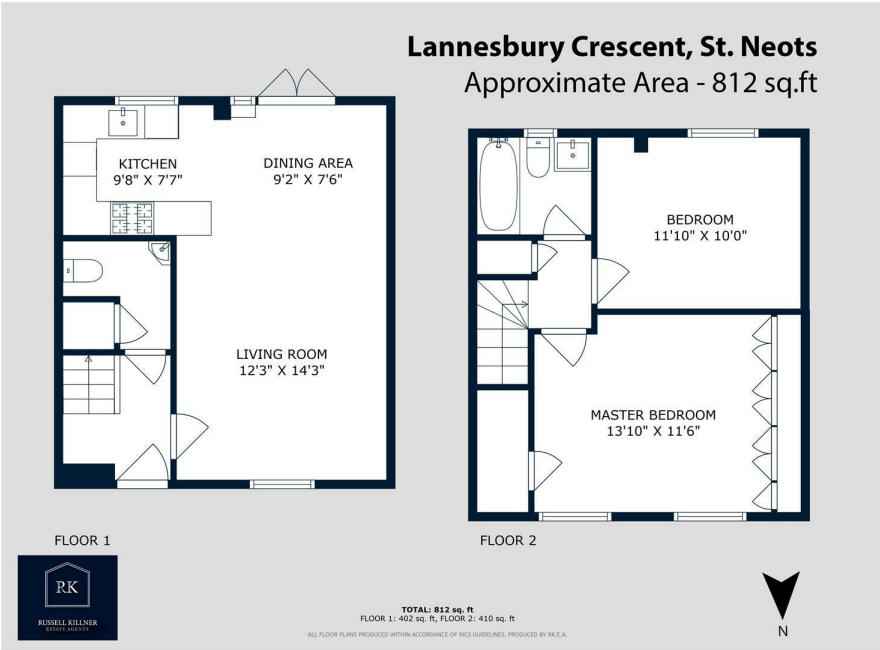
Viewing

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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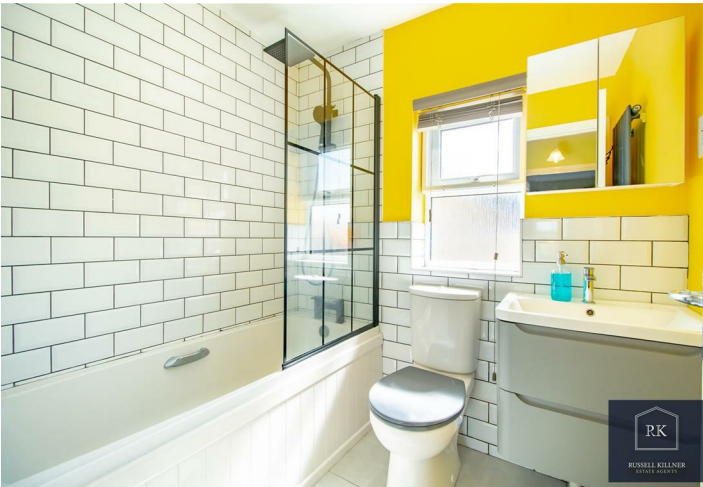
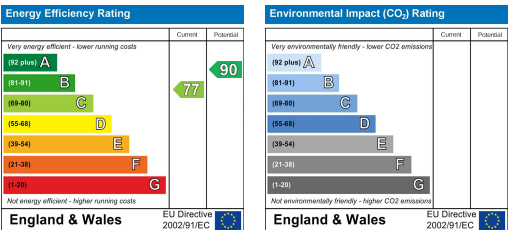
Floor Plan



Area Map



Energy Efficiency Graph



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