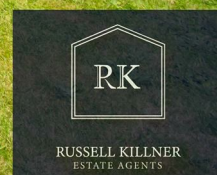




RUSSELL KILLNER  
ESTATE AGENTS



## 71 Park Avenue

Little Paxton, St. Neots, PE19 6PD

Offers over £300,000

\*\*\* BEING SOLD WITH NO ONWARD CHAIN \*\*\* Within walking distance of Paxton Pits nature reserve, this sought after one bedroom extended semi-detached bungalow comprises a spacious entrance hall with a cloakroom, a well-kept double bedroom boasting fitted wardrobes, a modern tiled wet-room and a traditional kitchen. The kitchen offers a range of high and low level units, an electric hob, electric oven, space for a freestanding fridge freezer and washing machine.

The extended generously sized lounge/ family room features an electric fireplace and overlooks the rear garden. The west facing rear garden is mainly laid to lawn with shrub borders, has a storage shed and a patio area perfect for hosting. This freehold bungalow further benefits double glazing, gas central heating, a full length garage with a hardstanding driveway and is being sold with no onward chain.

Council Tax: Band B  
Energy Provider: British Gas  
Water Supplier: Anglian water  
Broadband Supplier: Virgin

Want to know how much your property is worth?

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

- Being sold with no onward chain
- Situated in the desirable village of Little Paxton
- Sought after one bedroom extended semi-detached bungalow
- Traditional kitchen offering space for essential appliances
- Modern tiled wet-room with an open shower
- Generously sized lounge/ family room overlooking the rear garden
- West facing garden with a patio area perfect for hosting
- Walking distance to Paxton Pits nature reserve perfect for dog walkers
- Short distance to the train station which has access to London Kings Cross
- Surrounded by local amenities and on the doorstep of the A1 routes

### Viewing

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



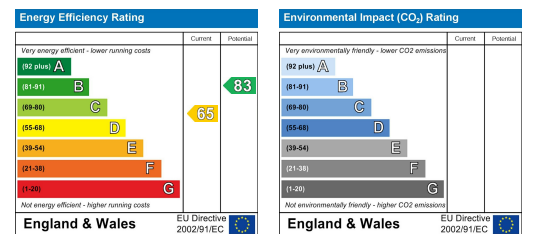


# Floor Plan

# 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.