



## 27 LEYS ROAD CAMBRIDGESHIRE, PE19 1ES

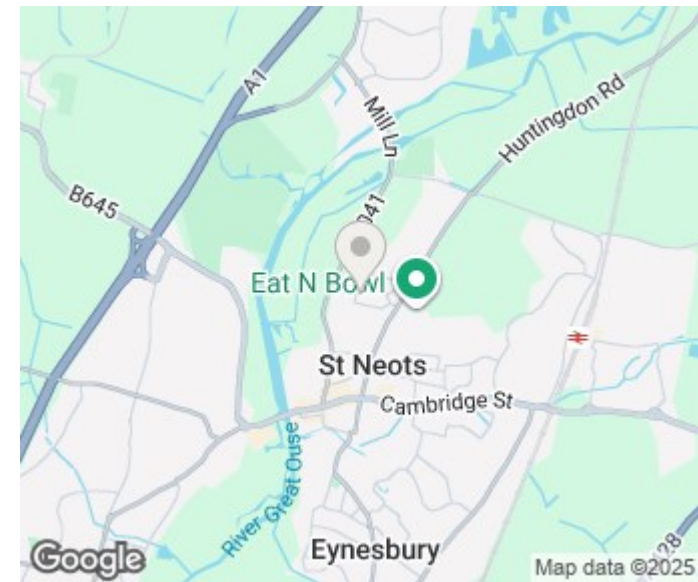
£1,275 PCM


Nestled on Leys Road in the charming town of St Neots, Cambridgeshire, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience. Ideal for families or professionals seeking a peaceful retreat, this property boasts a spacious layout that is both inviting and functional.

As you enter, you will be greeted by a warm and welcoming atmosphere. The well-proportioned living areas provide ample space for relaxation and entertaining. The property features a utility room, adding practicality to your daily routines, while the large garden presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

The driveway offers convenient off-road parking, ensuring that you and your guests can come and go with ease. With three generously sized bedrooms, there is plenty of room for everyone to have their own space, making it an ideal home for families or those who appreciate extra room.

# FUTURE LET



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**FUTURE LET**