



Total area: approx. 87.3 sq. metres (940.2 sq. feet)

Ground Floor

Porch

Entrance Hall

Bedroom 3/Office
3.35m (11') x 3.33m (10'11")

Dining Room
3.36m (11') x 3.35m (11')

Kitchen
3.09m (10'2") x 2.11m (6'11")

Lounge
4.95m (16'3") x 4.20m (13'9")

First Floor

Landing

Bedroom 1
3.35m (11') x 3.35m (11')

Bedroom 2
3.35m (11') max x 2.49m (8'2")

Wet Room

Outside

The front of the property is block paved and currently bordered to the front by double gates and a low level brick wall which are scheduled to be removed shortly to provide off road parking.

Gated side access leads to a courtyard garden which is also block paved.

Agents Note

The current owner has just obtained a 'access protection marking' for the road in front of the property from the local authority. This will be actioned within the next 3 months and markings will be put on the road in front of the property so the owner of the property can have full benefit of using the dropped kerb already in situ. The owner is also intending to remove the brick wall and gates to the front of the property to provide off road parking. Any questions, please do not hesitate to speak to a member of the Ellis Winters team.

Further Information

Tenure: Freehold
EPC Rating: E
Council Tax Band: C

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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£325,000
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ST. NEOTS, PE19 1AX

PROPERTY SUMMARY

Offered with No Forward Chain this Victorian detached home is situated only a short walk from St Neots town centre and all its amenities. The extended and versatile accommodation comprises, two bedrooms on the first floor and a third bedroom on the ground floor which could be utilised as a great home office should you work from home. The accommodation continues with a kitchen, a first floor refitted wet room and two reception rooms, including a good sized lounge located to the rear of the property which opens to the courtyard garden. The property also offers an off road parking space to the front. A viewing is highly recommended to fully appreciate the space and location of this well presented and well cared for character home.

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