

ten sales &
lettings

office: 01480 274310

email: info@tenpropertyagents.co.uk



73 Dramsell Rise, St. Neots, PE19 6HL

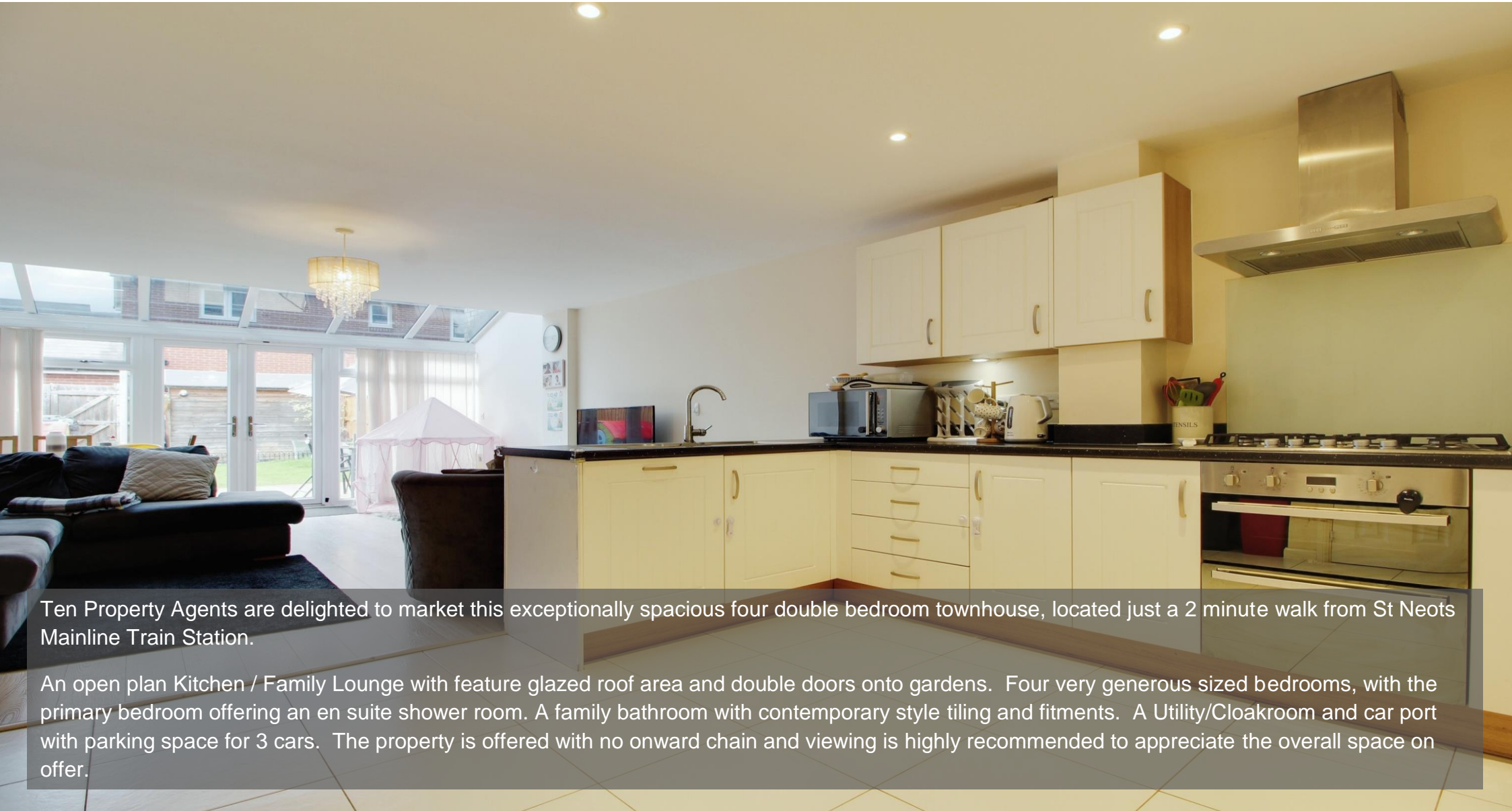
Bedrooms: 4 Bathroom: 2

£375,000

experience better

Property Features

- SPACIOUS 4 DOUBLE BEDROOMS
- FEATURE GLAZED ROOF LOUNGE/FAMILY ROOM
- CAR PORT AND PARKING FOR 3 CARS
- 2 MINUTE WALK TO TRAIN STATION
- EN SUITE TO PRIMARY BEDROOM
- VERY GOOD SIZE BEDROOMS
- CHAIN FREE
- INTEGRATED APPLIANCES



Ten Property Agents are delighted to market this exceptionally spacious four double bedroom townhouse, located just a 2 minute walk from St Neots Mainline Train Station.

An open plan Kitchen / Family Lounge with feature glazed roof area and double doors onto gardens. Four very generous sized bedrooms, with the primary bedroom offering an en suite shower room. A family bathroom with contemporary style tiling and fitments. A Utility/Cloakroom and car port with parking space for 3 cars. The property is offered with no onward chain and viewing is highly recommended to appreciate the overall space on offer.



Feature glazed roofline with double doors onto gardens.

Room Details & Dimensions

Entrance Hall

Composite door leading to entrance hall with tiled flooring, radiator and access to ground floor.

Utility / Cloakroom *6' 3" x 5' 3" (1.90m x 1.60m)*

A combined Utility & Cloakroom space with base units housing washing machine and storage. WC and wash basin, tiled floor, radiator and feature window to front.

Kitchen Space *14' 0" x 14' 0" (4.26m x 4.26m)*

A range of modern base and eye level units housing Dishwasher, Fridge Freezer and double oven, 5 ring gas hob and stainless steel extractor hood. One and a half bowl sink unit within a peninsular island. Door to store cupboard.

Lounge Family Area *18' 6" x 14' 1" (5.63m x 4.29m)*

Open plan living space with ample room for large sofa, dining table. To the rear is a feature glazed roofline with double doors to rear gardens. Three radiators, wood effect flooring.

First floor landing

Stairs to 1st floor landing with window to front and radiator.



Bedroom One 16' 6" x 14' 3" (5.03m x 4.34m)

Large double bedroom with two windows to rear, radiator and triple wardrobe.

En Suite 7' 0" x 5' 1" (2.13m x 1.55m)

En suite shower room with shower cubicle and chrome wall mounted controls. Wall mounted WC and wash basin, tiled flooring and walls. Chrome towel rail heater and extractor.

Bedroom Four 13' 7" x 7' 7" (4.14m x 2.31m)

Double bedroom with feature window to front and radiator.

Second Floor Landing

Bedroom Two 14' 3" x 12' 2" (4.34m x 3.71m)

Spacious bedroom with two windows to rear and radiator.

Bedroom Three 14' 3" x 11' 6" (4.34m x 3.50m)

Spacious double bedroom with additional space for office desk. Two windows to front and radiator.

Bathroom

A family bathroom with white ceramic bath and glazed shower screen. Wall mounted chrome shower controls and chrome bath taps. WC and wash hand basin. Tiled flooring and chrome towel rail heater. Extractor and shaving point.

Garden

A rear garden with paved seating area leading to lawn. Rear timber access gate leading to parking space and car port.

Car Port / Parking

Parking to the rear of the property includes a covered car port space and room for two additional cars.







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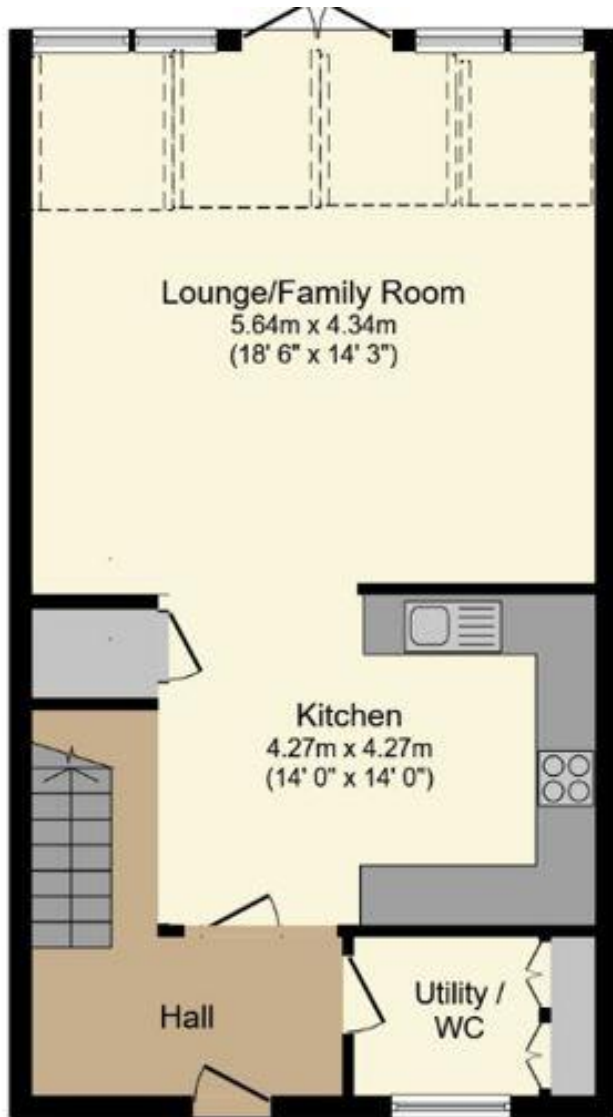


Modern kitchen with fitted appliances.

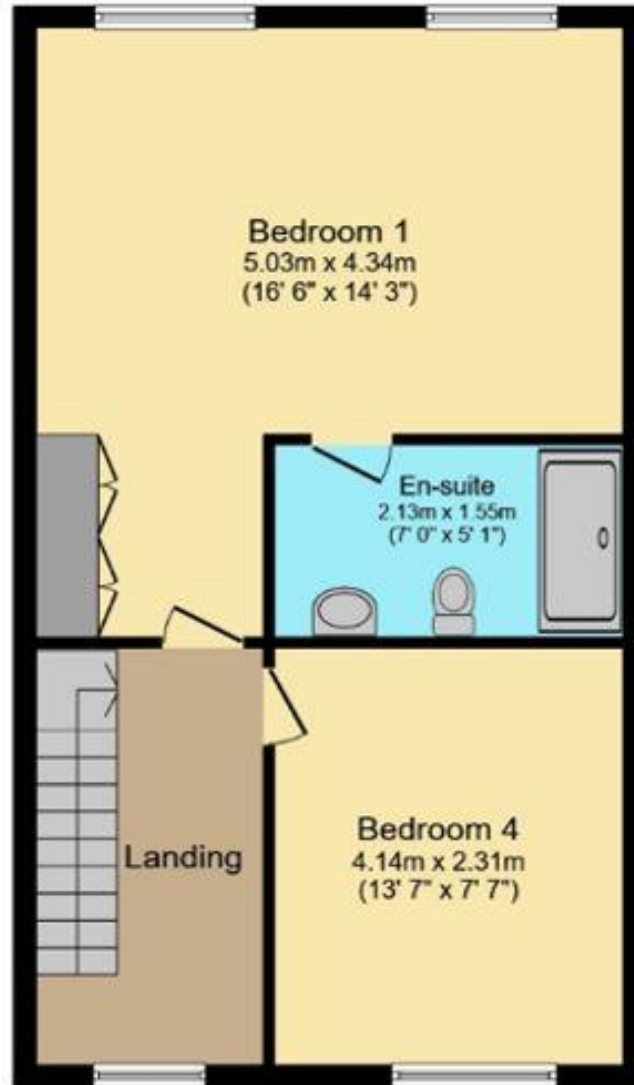




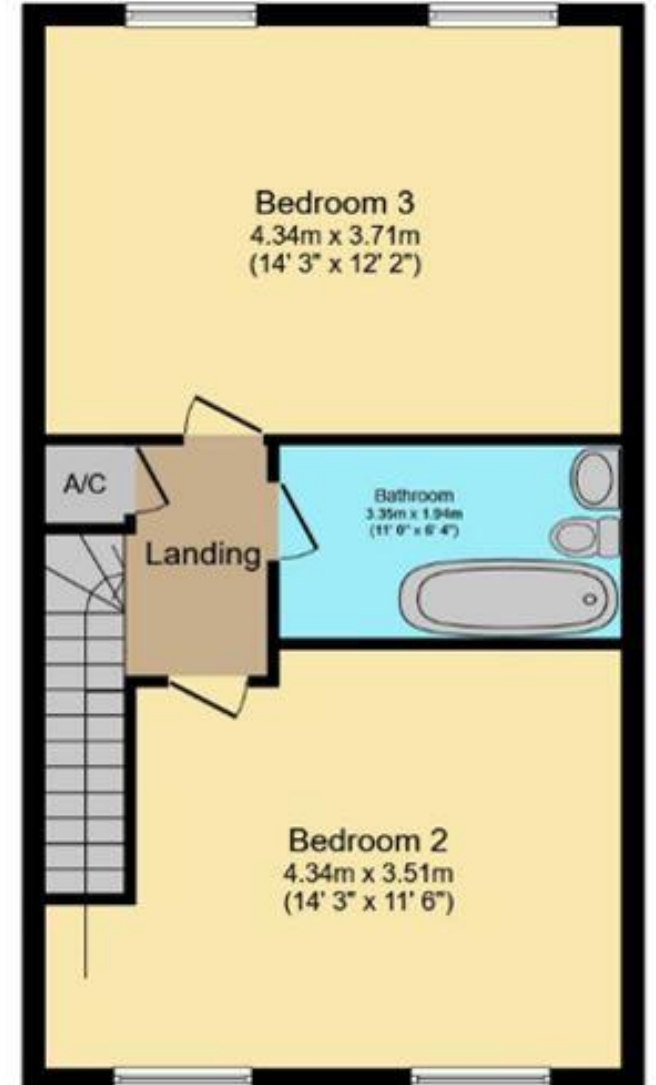
Floorplan



Ground Floor



First Floor



Second Floor

Total floor area 176.1 sq.m. (1,896 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Council Tax Band: D
Local Schools: Longsands Academy 1 Miles
EPC Rating: B
Tenure: Freehold
Train Station: 0.2 Miles

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.