

ten sales &
lettings

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22, Buttercup Avenue, St Neots, PE19 2LE

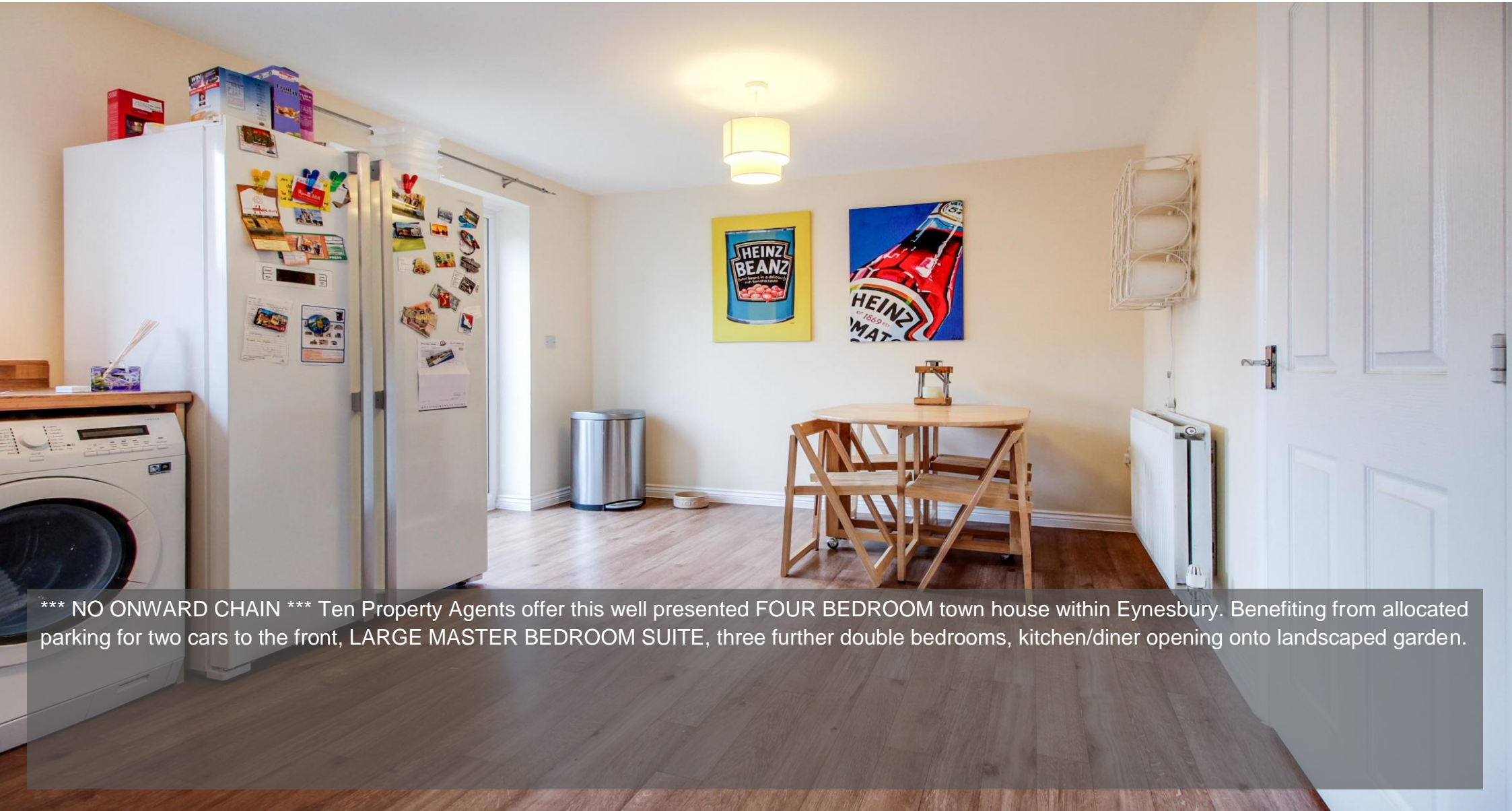
Bedrooms: 4 Bathroom: 2

£325,000

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Property Features

- MASTER BEDROOM WITH WALK IN WARDROBE / EN SUITE
- 3 FURTHER DOUBLE BEDROOMS
- ALLOCATED FRONT PARKING FOR TWO CARS
- CLOSE TO SCHOOLS / GYMNASIUM / SHOPS
- WELL PRESENTED THROUGHOUT
- LANDSCAPED GARDEN TO REAR
- KITCHEN DINING ROOM
- SPACIOUS LIVING ACCOMMODATION



*** NO ONWARD CHAIN *** Ten Property Agents offer this well presented FOUR BEDROOM town house within Eynesbury. Benefiting from allocated parking for two cars to the front, LARGE MASTER BEDROOM SUITE, three further double bedrooms, kitchen/diner opening onto landscaped garden.



KENWOOD

Room Details & Dimensions

Entrance Hall

Composite entrance door leading to hallway providing access to stairwell, lounge, cloakroom and kitchen area. Radiator and electrical point, with under stair storage area.

Cloakroom

White Low-level WC and wash hand basin. Tiled splash back. Radiator and extractor fan. Vinyl wood effect flooring.

Lounge *16' 1" x 10' 4" (4.90m x 3.15m) Into Bay*

Private lounge with electric effect fireplace and surround, double glazed window to front aspect, electrical sockets, TV socket, radiator and door to kitchen/diner.

Kitchen/Diner *17' 2" x 10' 1" (5.23m x 3.07m)*

Fitted kitchen with wall and base units with worktops over and splashbacks. Stainless steel one and a half sink/ drainer. Electric oven and gas hob and cooker hood. American style fridge / freezer. Plumbing for washing machine and dishwasher, double glazed window to rear garden, radiator and wood effect vinyl flooring. UPVC double doors to rear garden and patio. Dining area with room for 6 seat table.

Parking

Two allocated parking spaces are situated to the front of the property.



1st Floor Landing

Stairs from entrance hall, airing cupboard and radiator.

Family Bathroom

Double glazed window to front aspect. Low-level WC, wash hand basin and bath with mixer taps and shower over. Glass screen with part tiling. Extractor fan and radiator.

Bedroom 2 *12' 4" x 8' 6" (3.76m x 2.59m)*

Double glazed window to rear aspect. Fitted wardrobes and radiator.

Bedroom 3 *14' 2" x 8' 6" (4.31m x 2.59m)*

Double glazed Juliet balcony to front aspect. Fitted wardrobes and radiator.

Bedroom 4 *8' 7" x 8' 2" (2.61m x 2.49m)*

Double glazed window to rear aspect. Radiator, electrical sockets and TV point.

2nd Floor Landing

Stairs from first floor landing. Radiator.

Master Bedroom Suite

Large bedroom suite with three double glazed velux windows. to rear aspect. Radiator, electrical sockets and TV point. Numerous storage areas within eaves. Walk in wardrobe with fitted rails. restricted height.



En Suite

Double glazed window to front aspect. Low-level WC, wash hand basin and shower cubicle with part tiling. Radiator and extractor fan.

Rear Garden

Landscaped rear garden, enclosed by wooden fence panels with shed. Separate patio area leading to property.

Agents Information

Tenure: Freehold Lease length: N/A Ground Rent: N/A Service Charge: N/A EPC rating: C Council tax band: D Electric supply: Mains Electricity Water supply: Mains water Sewerage: Mains Sewerage Heating supply: Gas Central heating Broadband: Fibre Mobile Signal available: Yes





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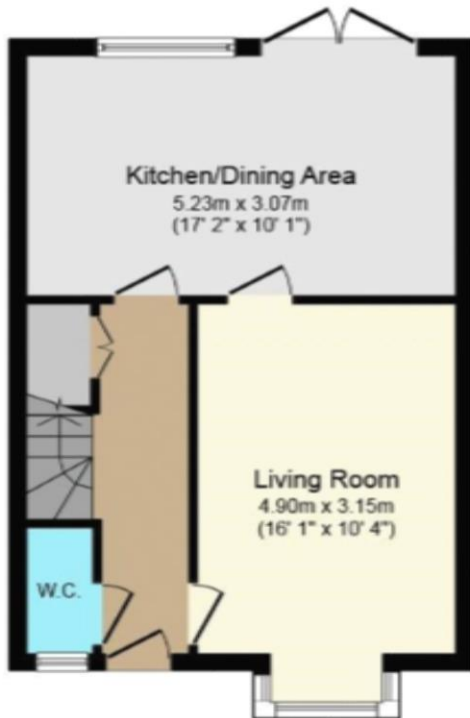




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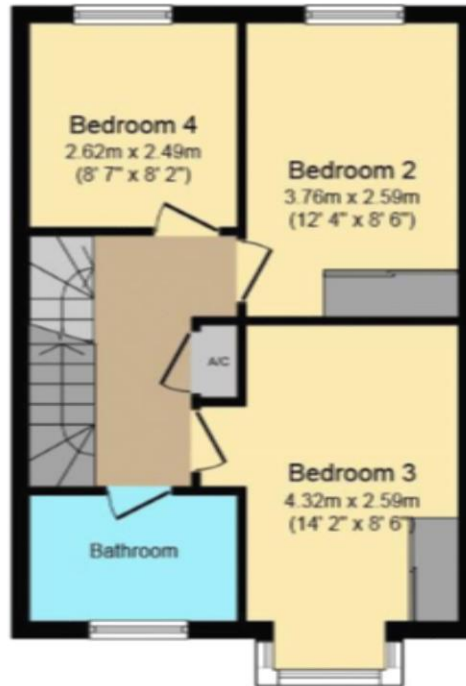


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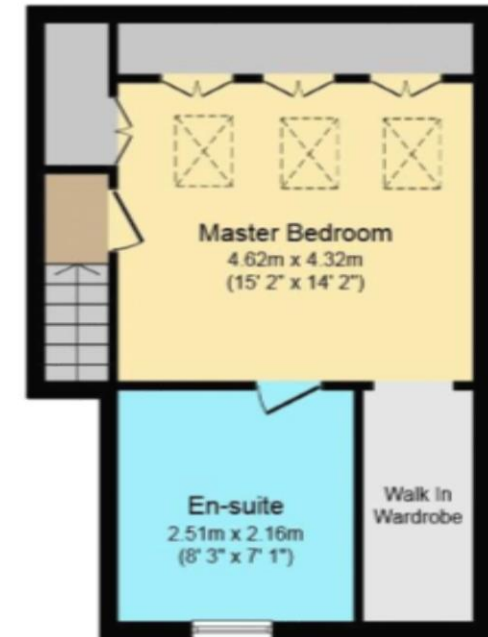
Ground Floor

Floor area 40.9 sq. m. (440 sq. ft.)
approx



First Floor

Floor area 40.9 sq. m. (440 sq. ft.)
approx

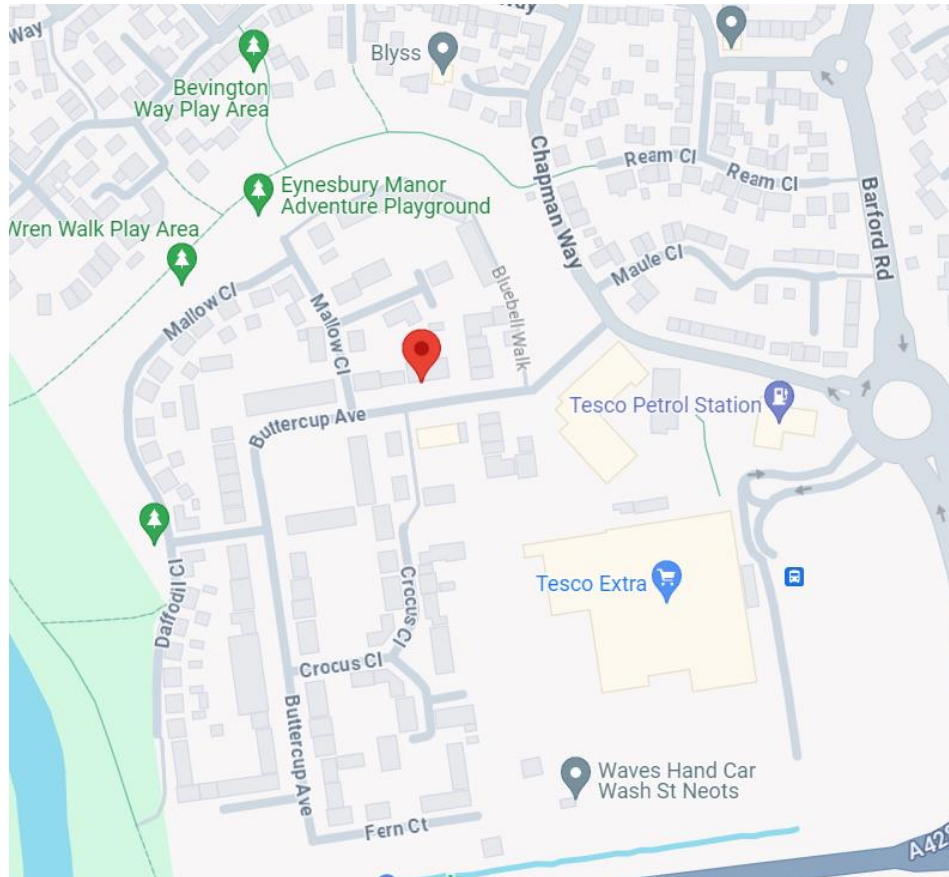


Second Floor

Floor area 37.4 sq. m. (403 sq. ft.)
approx

Total floor area 119.2 sq. m. (1,283 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Council Tax Band: D
Local Schools: Ernulf Academy
EPC Rating: C
Tenure: Freehold
Term Remaining: n/a

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.