

ten sales &
lettings

office: 01480 274310

email: info@tenpropertyagents.co.uk



6, Warwick Court, St. Neots, PE19 8HH


Bedrooms: 3 Bathroom: 1

£0

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Property Features

- DETACHED HOME ON CORNER PLOT
- THREE DOUBLE BEDROOMS
- CLOSE TO PUBS, SHOPS, SCHOOLS, RIVERSIDE PARK AND NATURE RESERVE
- GARAGE AND DRIVEWAY
- DOWNSTAIRS CLOAKROOM
- GENEROUS SIZED ROOMS THROUGHOUT
- POTENTIAL TO EXTEND (STPP)
- VIEWING IS HIGHLY RECOMENDED TO APPREICATE SIZE OF THE PROPERTY

A large window with a white frame and a gold-colored handle looks out onto a lush green garden. In the foreground, a black sculpture of a person in a dynamic pose is visible. The garden is filled with various green plants and shrubs, and a brick house is visible in the background under a blue sky with some clouds.

This fantastically kept three double bedroom detached home is situated on a generous and private corner plot down a highly sought after and well regarded cul-de-sac.

Located in the heart of Eaton Socon, not only does it boast great road and public transport links but is also close by to shops, pubs, restaurants, schools, leisure facilities, GP & pharmacy, riverside parks and nature reserves.

This superb accommodation features a spacious entrance hall with multiple storage cupboards, a sizeable kitchen, downstairs cloakroom, a generously sized lounge, a feature dining room with bay window, three double bedrooms, a re-fitted bathroom, a quirky and convenient loft room, along with an oversized garage and a mature, private, west facing rear garden.

The property also offers great opportunity for extension or conversion to further enlarge and enhance. (STPP)



Room Details & Dimensions

Entrance Hall

Double glazed door to front. Doors to kitchen, lounge, cloakroom and garage. Radiator. Stairs to landing. Two storage cupboards.

Cloakroom

Double glazed frosted window to front. Low level WC. Wash hand basin. Radiator.

Kitchen

11' 0" x 10' 2" (3.35m x 3.10m)

Double glazed window to front. Fitted kitchen with worktops, wall and base units. Stainless steel sink drainer. Plumbing for dishwasher and washing machine. Space for oven. Radiator. Boiler unit.

Lounge

19' 9" x 11' 4" (6.02m x 3.45m)

Double glazed patio doors leading to back garden. Radiators. TV and telephone points. Arch way to dining room.

Dining Room

10' 4" x 9' 1" (3.15m x 2.77m)

Double glazed bay window looking over back garden and window to side. Feature lights.



Landing

Stairs from hallway. Double glazed window to front. Doors to all bedrooms and bathroom. Radiator. Loft access.

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to rear. Radiator. Airing cupboard housing hot water cylinder. Storage cupboard.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed window to front. Radiator. Storage cupboard.

Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)

Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to side. Tiling. Low level WC. Wash hand basin. Bath with mixer taps and shower over.

Loft space

20' 0" x 10' 0" (6.09m x 3.05m)

Carpeted loft room with double glazed windows either end. Power and lighting. Pull down ladder. Built in cupboards in eaves.



Garage

19' 1" x 8' 6" (5.81m x 2.59m)

Garage with up and over door. Power and lighting. Door to side, leading to hallway. Door to rear garden.

Front garden

Laid to lawn front with shrubs and trees. Path to front doo rand gated side access. Driveway in front of garage door.

Rear Garden

Fence enclosed rear garden with variety of hedges, plants and shrubs. Raised lawn area. Patio area with path to side access and garage door.

Additional information

- Tenure: Leasehold
- Lease length: N/A
- Ground Rent: N/A
- Service Charge: N/A
- Construction Type: Traditional Brick
- Parking: Garage and driveway
- Electric supply: Mains Electricity
- Water supply: Mains water
- Sewerage: Mains Sewerage
- Heating supply: Gas Central Heating
- Mobile Signal: Good
- Rights or Restrictions: None disclosed by owner
- Listed Building Status: No
- Conservation Area: No
- Any Public Rights Of Way Across Title: No
- Any Planning Permissions & Development Proposals: No
- Any floods in last 5 years: No
- Accessibility & Adaptions: None





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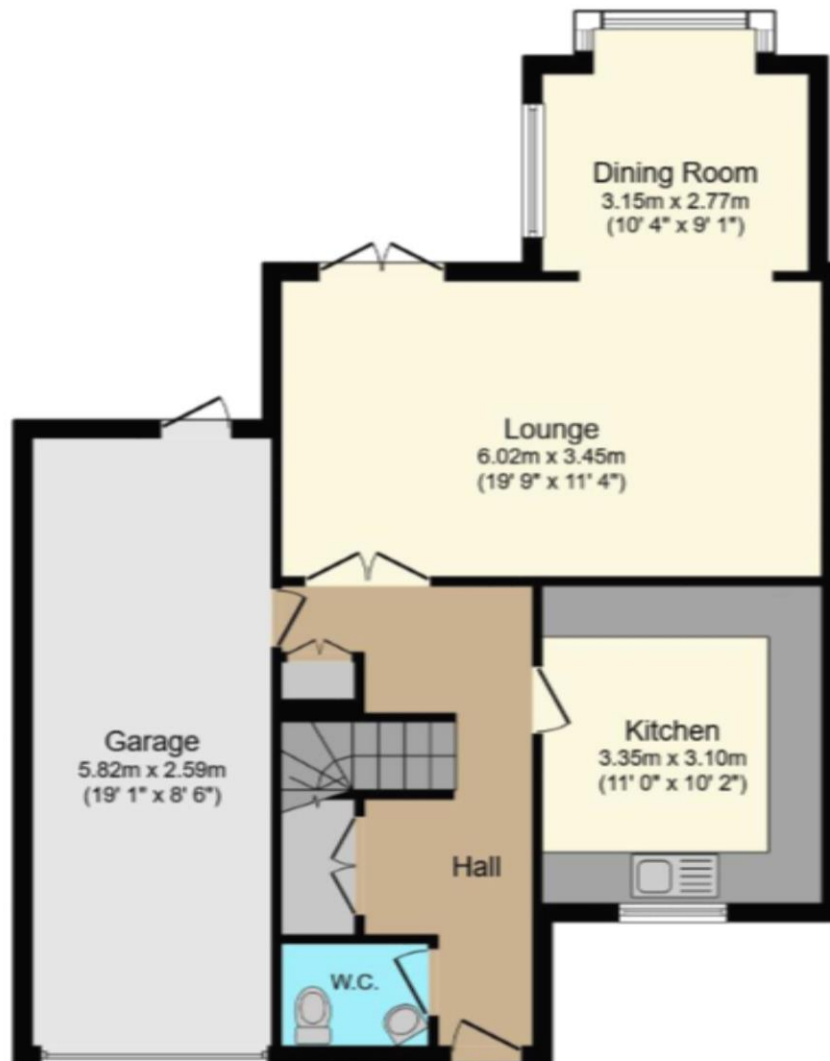


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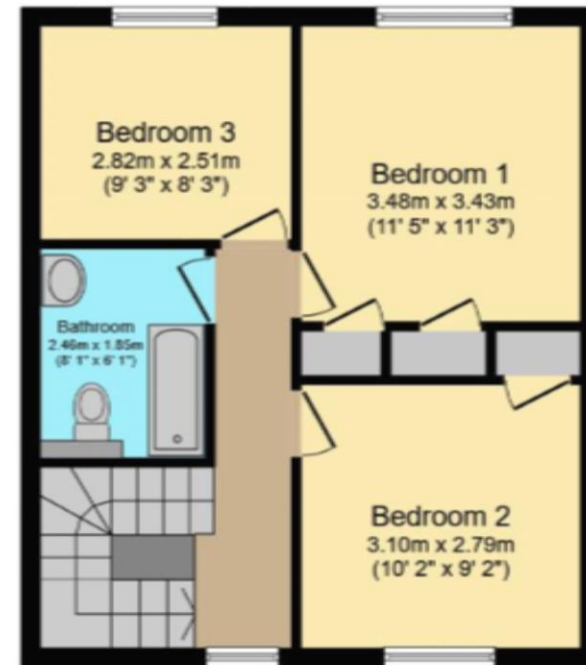
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Floorplan



Ground Floor

Floor area 77.1 m² (830 sq.ft.)

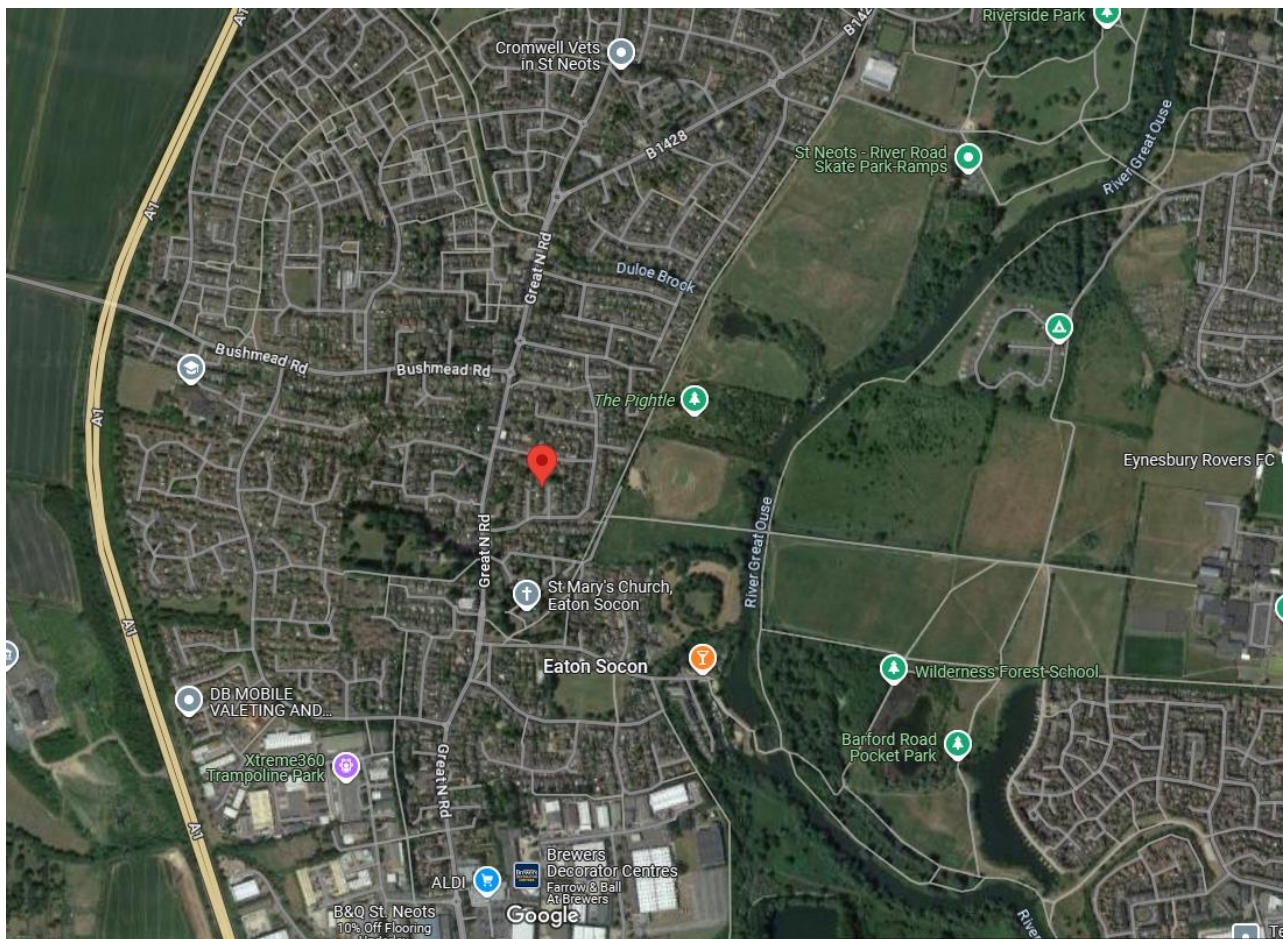


First Floor

Floor area 44.3 m² (476 sq.ft.)

TOTAL: 121.3 m² (1,306 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Council Tax Band: C
Local Schools: Bushmead Primary School
EPC Rating: TBC
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.