

**ten** sales &  
lettings

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**25 Furrowfields St Neots PE19 6GU**

**Bedrooms: 3 Bathroom: 1**

**£262,950**

**experience better**



# Property Features

- 3 Minute Walk To St Neots Train Station
- Immaculate Condition Throughout
- Karndean Flooring To Ground Floor Rooms
- Master Bedroom With En Suite
- 2 Allocated Parking Spaces To Front
- 3 Good Size Bedrooms
- Large Lounge / Diner Leading To Garden
- Non Overlooked



## Description

Must be viewed to be appreciated. This immaculately presented 3 bedroom home is conveniently located for the commuter being just 3 minutes walk from the train station.

This well designed accommodation offers a contemporary kitchen, open plan lounge / dining room, 3 double bedrooms with an en suite to the master, modern family bathroom, karndean flooring to ground floor rooms, a non overlooked rear garden and allocated parking for 2 cars.

The convenient location also offers shopping facilities, schools and a community centre within the development, as well as offering good bus service and road links to the A428 and A1.





# Room Details & Dimensions



## Entrance Hallway

Double Glazed entrance door leading to Karndean floored hallway, access to first floor stairwell, downstairs cloakroom, kitchen and lounge area.

## Kitchen *9' 4" x 6' 7" (2.84m x 2.01m)*

This very well presented contemporary kitchen is fully fitted with integral Washing Machine, Dishwasher, Large Wall to Ceiling Fridge/Freezer, Double Oven, 4 Ring Gas Hob & Stainless Steel Extractor Hood. A wide range of white grain effect eye and base units providing significant storage, along with one and a half stainless steel sink with chrome mixer taps. Karndean flooring throughout provides very tasteful, modern and clean presentation. Central heating boiler is enclosed within a wall mounted unit, along with a UPVC window to the front aspect, radiator and multiple power points.

## Cloakroom

A well proportioned downstairs cloakroom consisting of white low level WC and ceramic sink with chrome taps. Karndean flooring, radiator and UPVC window to front aspect.



### **Lounge / Dining Room** 17' 2" x 15' 3" (5.23m x 4.64m) Into Bay

A well presented open plan Lounge and Dining area with Karndean flooring throughout. Lounge area provides ample space for two large sofas as the room is well designed to maximise space. Double UPVC white french doors open to the rear garden with additional UPVC rear window. TV point, multiple electrical sockets, and a under stairs storage cupboard with electric connection. Dining area provides good space for 4-6 seat dining.

### **Staircase / Landing**

Carpeted white spindle staircase provides access to the first floor landing with oak effect wooden flooring, offering 3 bedrooms, master with en suite and a family bathroom. Boarded loft access with fitted ladder for further storage, smoke alarm and radiator.

### **Master Bedroom** 11' 2" x 10' 5" (3.40m x 3.17m)

Master bedroom with oak effect wooden flooring, TV point, Radiator, Electrical Sockets, UPVC window to front aspect and airing cupboard with storage. Door leading to En Suite bathroom.





## En Suite

En suite shower room with white low level WC, wash hand basis with chrome taps and tiled splash back, fully tiled shower cubicle, radiator and extractor fan.

## Bedroom 2 *11' 3" x 8' 3" (3.43m x 2.51m)*

Double bedroom with white UPVC window to rear garden, radiator and electrical sockets.

## Bedroom 3 *6' 6" x 8' 3" (1.98m x 2.51m)*

Double bedroom with white UPVC window to rear garden, radiator and electrical sockets.

## Family Bathroom

A beautifully presented family bathroom with white panelled bath with tiled surround, sink basis with chrome taps and low level WC. Grey stone tile effect vinyl flooring, radiator, shaver point and LED lighting.

**Rear Garden**

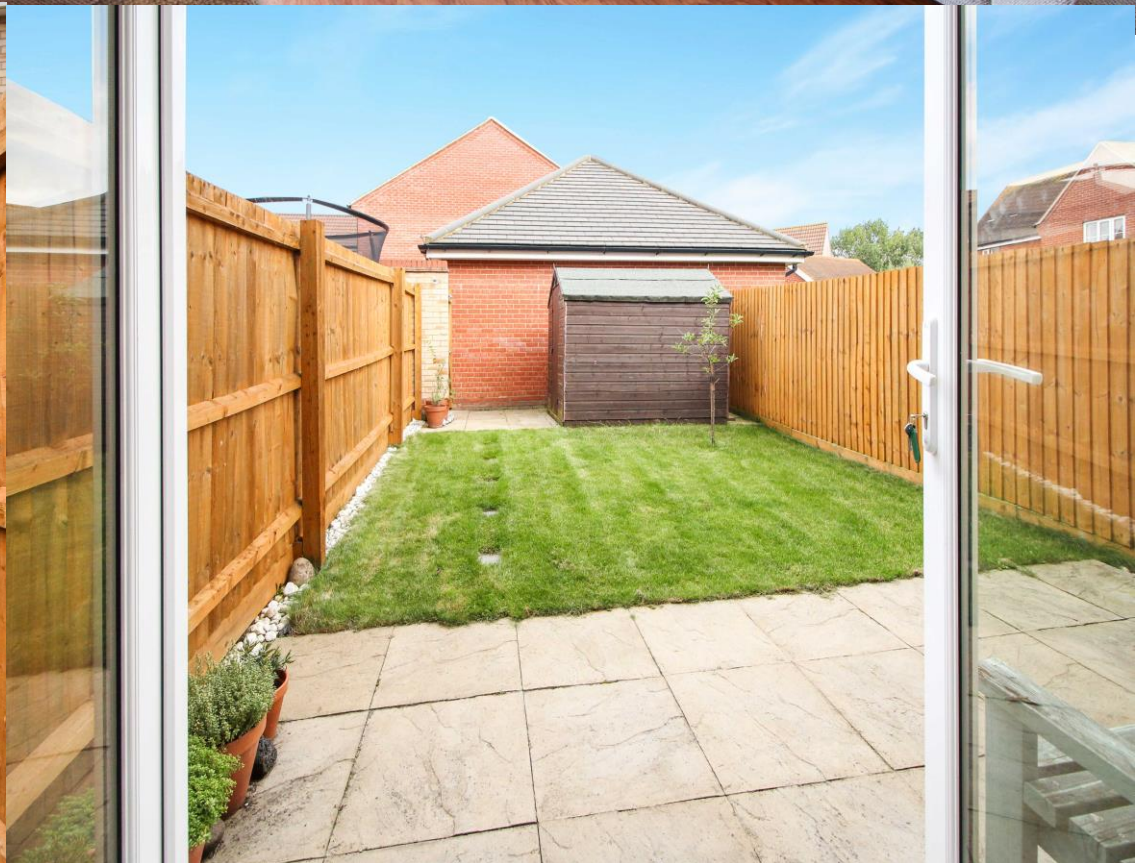
The rear garden can be accessed via the double french doors leading from the lounge or by a single gate tot he rear providing access for bin storage. Mainly laid to lawn with paved slab area and additional hard standing storage /garden shed area. Private fencing to both sides and a non overlooked rear aspect.

**Front Aspect**

To the front of the property are two fully signed allocated parking spaces, external tap for hose and double glazed entrance door.









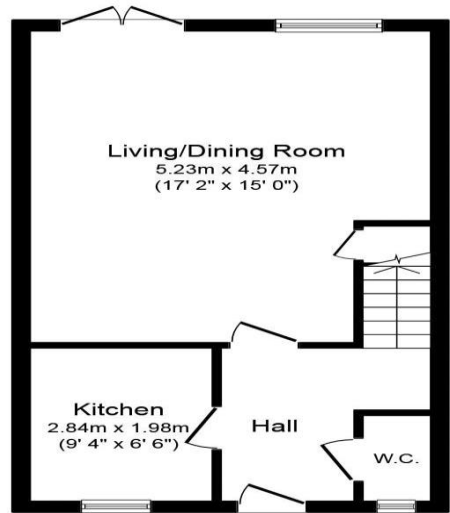




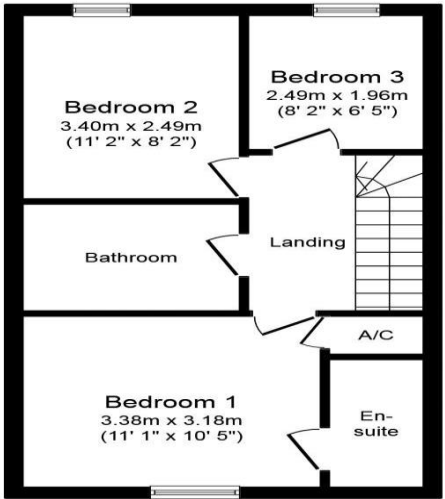




Floorplan



Ground Floor



First Floor



Total floor area 81.4 sq. m. (876 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Performance

Energy Performance Certificate

25, Furrowfields, ST. NEOTS, PE19 6GU

Dwelling type:Mid-terrace house

Date of assessment:02 July 2014

Date of certificate:02 July 2014

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Reference number:8734-7923-2100-8422-1902

Type of assessment:RdSAP, existing dwelling

Total floor area:75 m²

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 153 over 3 years	
Heating	£ 828 over 3 years	£ 843 over 3 years	
Hot Water	£ 330 over 3 years	£ 204 over 3 years	
Totals	£ 1,350	£ 1,200	You could save £ 150 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

60

93

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£ 33	
2 Solar water heating	£4,000 - £6,000	£ 120	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 783	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Useful Details

Council Tax Band: C

Local Schools: Longsands Academy, Roundhouse Pre School / Primary Academy

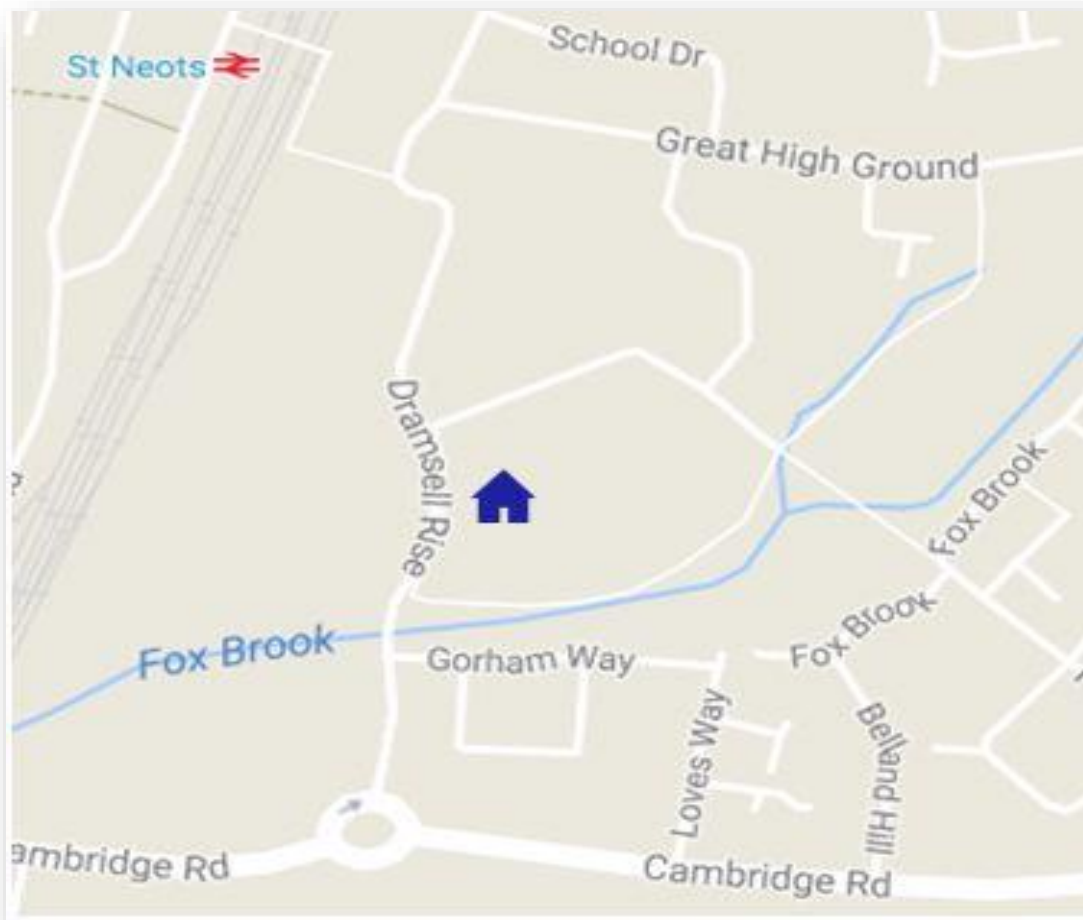
EPC Rating: B

Tenure: Freehold

Term Remaining: n/a

Train Station: 3 Minute Walk to London / Peterborough Main Line Route





## Directions

From leaving St Neots town centre proceed Westbound along Cambridge Road following signs for A428 Cambridge.

At the first roundabout, take the first left onto Dramsell Rise. Turn right onto Waterland where Furrowfields can be located on your right hand side.