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Bowers Mill Fishers Yard St. Neots PE19 2AG

Bedrooms: 4 Bathroom: 2

£430,000

experience better

# Property Features

- STUNNING VIEWS ACROSS ST NEOTS MARINA
- 4 DOUBLE BEDROOMS WITH EN SUITE TO MASTER
- SPACIOUS DECKED BALCONY WITH OPEN VIEWS
- TOWN CENTRE LOCATION
- 2 ALLOCATED SECURE PARKING BAYS
- SOUGHT AFTER LOCATION
- FEATURE EXPOSED BRICK WALLS
- GOOD SIZED ACCOMMODATION



## Description

A rare opportunity to acquire a stunning 4 Bedroom Townhouse with views across St Neots Marina and Riverside.

Master bedroom with En Suite shower room, exposed brick walls to Lounge and Bedroom and stunning views across the marina.

Spacious decked balcony with open views along with two under cover allocated parking spaces with remote controlled gated access



*Decked seating and entertainment area with stunning views across the Marina.*

# Room Details & Dimensions

## Ground Floor Entrance

Access via main doorway from courtyard into hallway with stone flooring. Private door access to underground parking for two spaces and storage.

## Kitchen 14' 6" x 8' 2" (4.42m x 2.49m)

Re fitted luxury kitchen breakfast room comprising fitted Miele five ring gas hob housing oven under with wall mounted extractor hood over. Built in fridge, dishwasher and microwave. Single drainer sink unit with additional water dispenser. Granite work surfaces with tiled surround, drawers and cupboards under, wall mounted cupboards.

Exposed brickwork to the front elevation with large double glazed window, raised ceramic tiled floor and inset ceiling lights.

Feature seating area and space for dining table.

## Sitting Room 18' 4" x 11' 6" (5.58m x 3.50m)

Feature exposed brickwork to rear elevation with French doors opening onto decked patio and balcony with views across marina and riverside. Wood flooring, inset ceiling lights, television aerial point, telephone point, radiator and understairs storage cupboard.

## Balcony / Terrace 19' 0" x 11' 6" (5.79m x 3.50m)

Spacious decked balcony with open views over St Neots Marina and Riverside Park, external wall mounted lights



## First Floor Landing -

### Bedroom Two *11' 4" x 11' 3" (3.45m x 3.43m)*

Double glazed window to front elevation, exposed brick work to front and radiator.

### Bedroom Three *12' 6" x 11' 6" (3.81m x 3.50m)*

Double glazed window overlooking Riverside and Marina, inset ceiling lights, range of fitted wardrobes providing ample storage space with both shelf and hanging space with mirror sliding doors. Feature exposed brick work to external wall.

## Family Bathroom

Re fitted white three piece suite comprising of low level wc, pedestal wash hand basin, panelled bath with shower over and glass screen, extractor fan, inset ceiling lights, wall mounted heated towel rail, attractive tiled surrounds and tiled floor.



## Second Floor Landing

Built in shelved storage cupboard housing plumbing for automatic washing machine and tumble dryer.

## Bedroom Four *11' 6" x 10' 6" (3.50m x 3.20m)*

Double glazed window to front elevation with views over St Neots Market Square roof tops, inset ceiling lights and radiator.

## Master Bedroom *11' 6" x 10' 3" (3.50m x 3.12m)*

Views across the Roverside and Marina from a double glazed window to rear with inset ceiling lights, fitted triple wardrobes providing additional storage space with shelf and hanging space.

## En Suite

Three piece white suite comprising of low level wc, pedestal wash hand basin, shower cubicle, tiled surrounds, extractor fan, inset ceiling lights, radiator.

## Parking

Two under cover allocated parking spaces with remote controlled gated access with personal door opening into entrance hall.





*Bedroom Two with views of Marina and feature original brick exposed walls.*



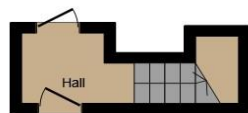
*Impressive Kitchen / Dining room with fitted appliances and full of features.*





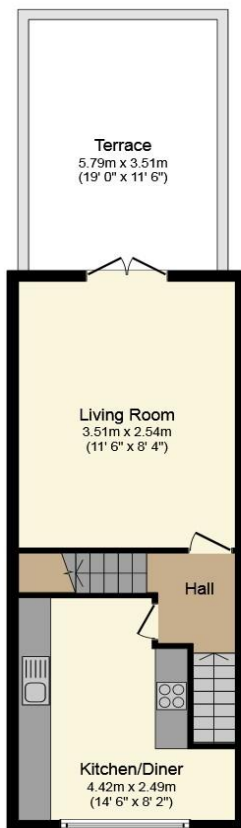
*Master bedroom with En suite shower room and Marina views.*

# Floorplan



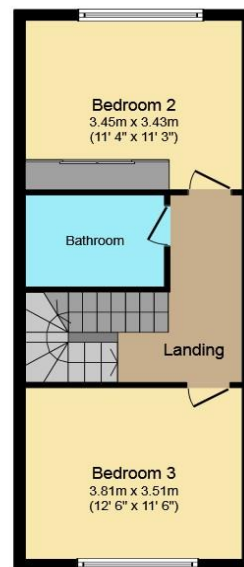
## Ground Floor

Floor area 4.6 sq. m. (50 sq. ft.) approx

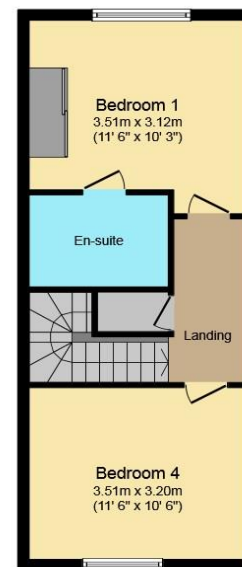


## First Floor

Floor area 43.2 sq. m. (465 sq. ft.) approx



## Second Floor



## Third Floor

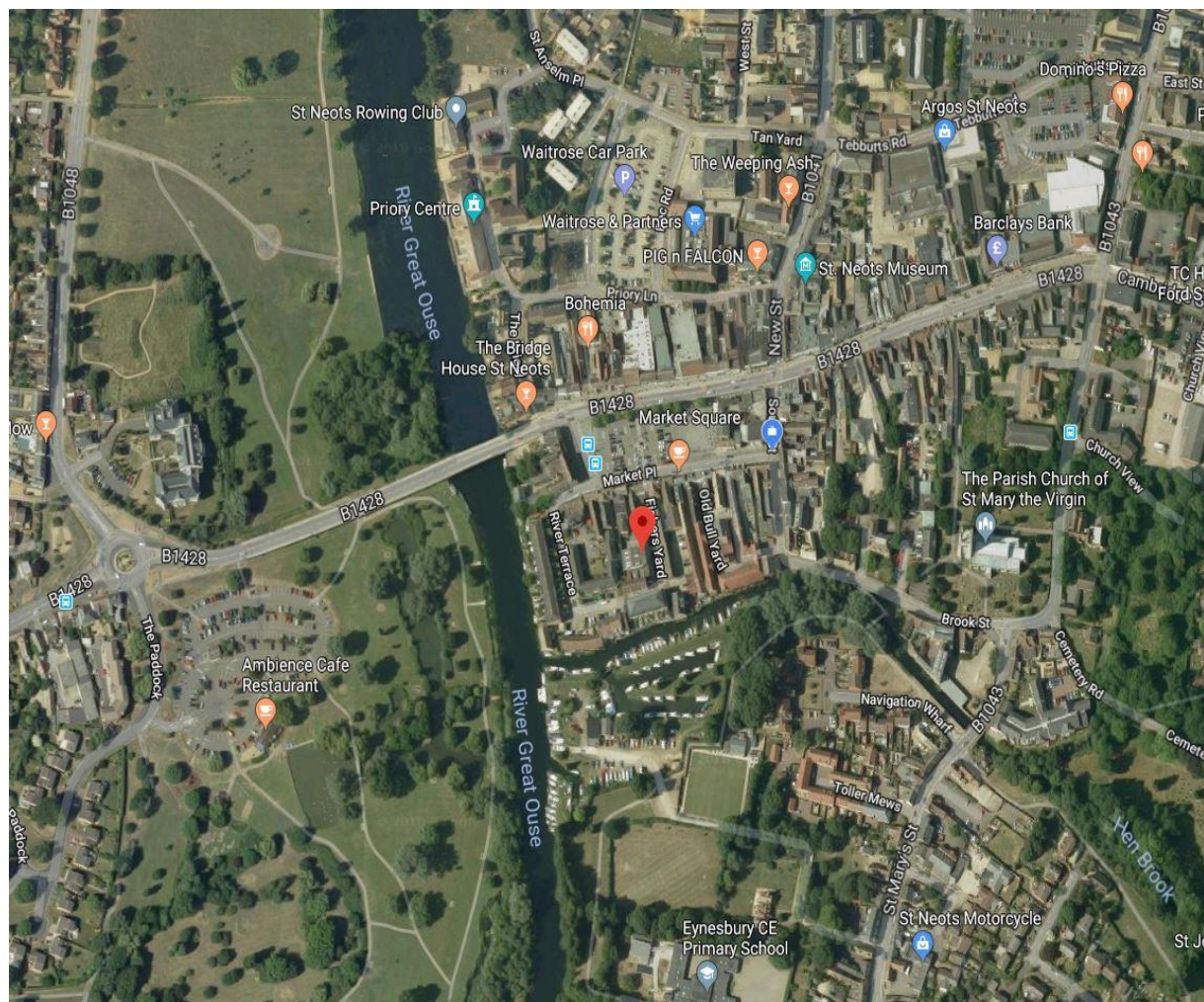
Floor area 43.2 sq. m. (465 sq. ft.) approx

Total floor area 134.2 sq. m. (1,445 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

## Useful Details

Council Tax Band: F  
EPC Rating: TBC  
Tenure: Freehold  
Location: St Neots Town Centre



## Directions

Fishers Yard is located on the St Neots Town Centre Market Square. Bowers Mill can be found through Fishers Yard entrance into secure parking area.

## 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.