



2, Cromwell Gardens, St. Neots, PE19 1QA

Bedrooms: 3 Bathroom: 1

{prop\_price\_text}

experience better



# Property Features

- WALKING DISTANCE OF TRAIN STATION
- LARGE CORNER PLOT
- BEAUTIFULLY PRESENTED
- REFURBISHED THROUGHOUT
- SPACIOUS ACCOMMODATION
- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- GOOD ROAD LINKS TO A1 & A428



This beautifully presented home has been refurbished throughout and offers spacious accommodation including a Family Lounge, Dining Room, Kitchen with Gloss White units, three double Bedrooms and a wealth of character throughout.

Externally the property sits within a generous corner plot and has off road parking for three cars with a large store room.

The property is conveniently located within a few minutes walk of St Neots Train Station and within walking distance of the Town Centre and both Primary and Secondary Schools. There is also easy access to the A1 and A428.







# Room Details & Dimensions

## Entrance Hall

Wood effect flooring. Chrome vertical wall radiator. Step down into under stairs storage area with UPVC double glazed window to side aspect. Doors to kitchen, wc and dining room. Stairs leading to first floor.

## Downstairs WC

Wood effect flooring. Chrome effect towel rail. UPVC double glazed windows to both front and side aspect. Fitted with a white two piece suit comprising of low level wc with push button flush and pedestal wash basin with mixer tap and tiled splash back.

## Kitchen

*11' 0" x 8' 0" (3.35m x 2.44m)*

Refitted with a modern white gloss kitchen with wood effect work surface with sink, drainer and mixer tap. Integrated dishwasher, washing machine, fridge and freezer. Double oven, gas hob and chimney style cooker hood. Wood effect flooring. UPVC double glazed window to side aspect.

## Dining Room

*10' 11" x 9' 0" (3.32m x 2.74m)*

Wood effect flooring. Feature fireplace. Radiator. UPVC double glazed window to side aspect.



## Lounge

*14' 5" x 11' 0" (4.39m x 3.35m)*

Carpet flooring. Radiator. Feature fireplace. UPVC double doors leading to garden.

## Stairs & Landing

Carpet flooring. Two UPVC double glazed windows to side aspect. Radiator. Doors to bedrooms and bathroom.

## Bedroom 1

*14' 6" x 11' 0" (4.42m x 3.35m)*

Carpet flooring. Radiator. UPVC double glazed window to side aspect.

## Bedroom 2

*11' 0" x 9' 11" (3.35m x 3.02m)*

Carpet flooring. Radiator. UPVC double glazed window to side aspect. Over stairs storage cupboard.





**Bedroom 3**

*11' 0" x 8' 0" (3.35m x 2.44m)*

Carpet flooring. Radiator. UPVC double glazed window to side aspect.

**Bathroom**

*9' 9" x 4' 11" (2.97m x 1.50m)*

Fitted with a white three piece suite comprising of low level wc with push button flush, wash basin inset to vanity unit and panelled bath with wall mounted shower and glass shower screen. UPVC double glazed windows to front and side aspects. Fully tiled floor and walls. Chrome effect heated towel rail. Ceiling extractor.

**Outside & Parking**

Generous corner plot, mainly laid to lawn with patio area. The brick built garage currently provides storage but could easily be converted back to a garage and the driveway provides off road parking for three cars.







experience better









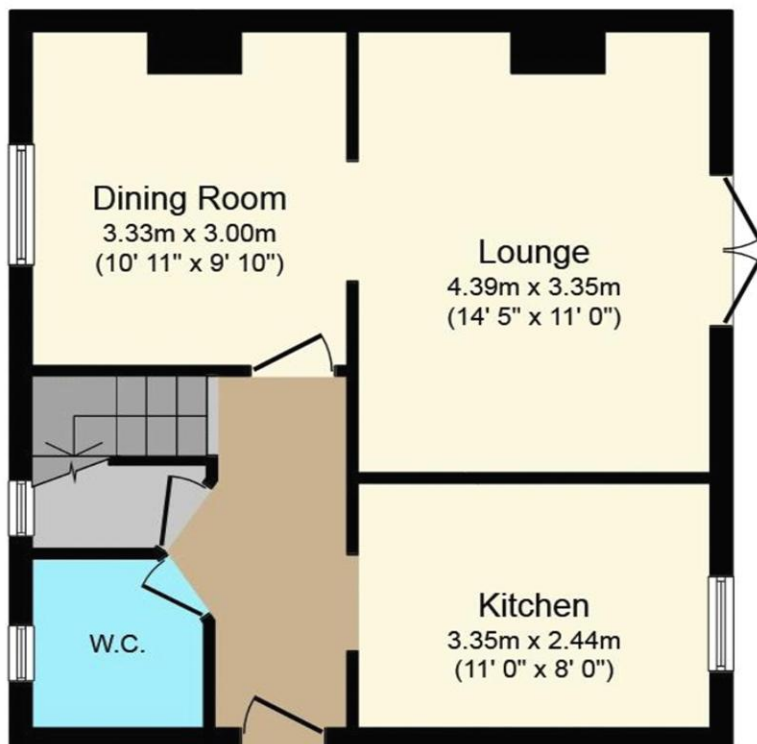
experience better





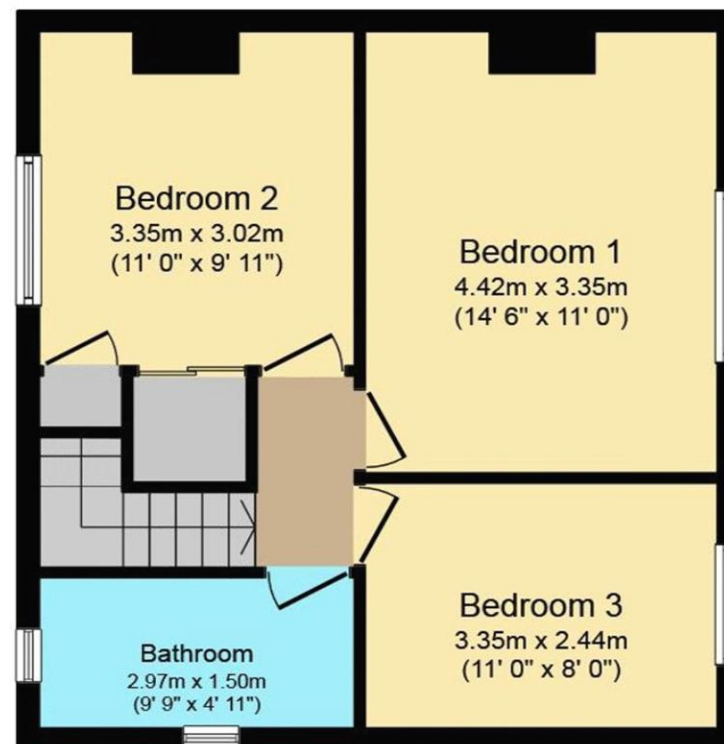
experience better





## Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx



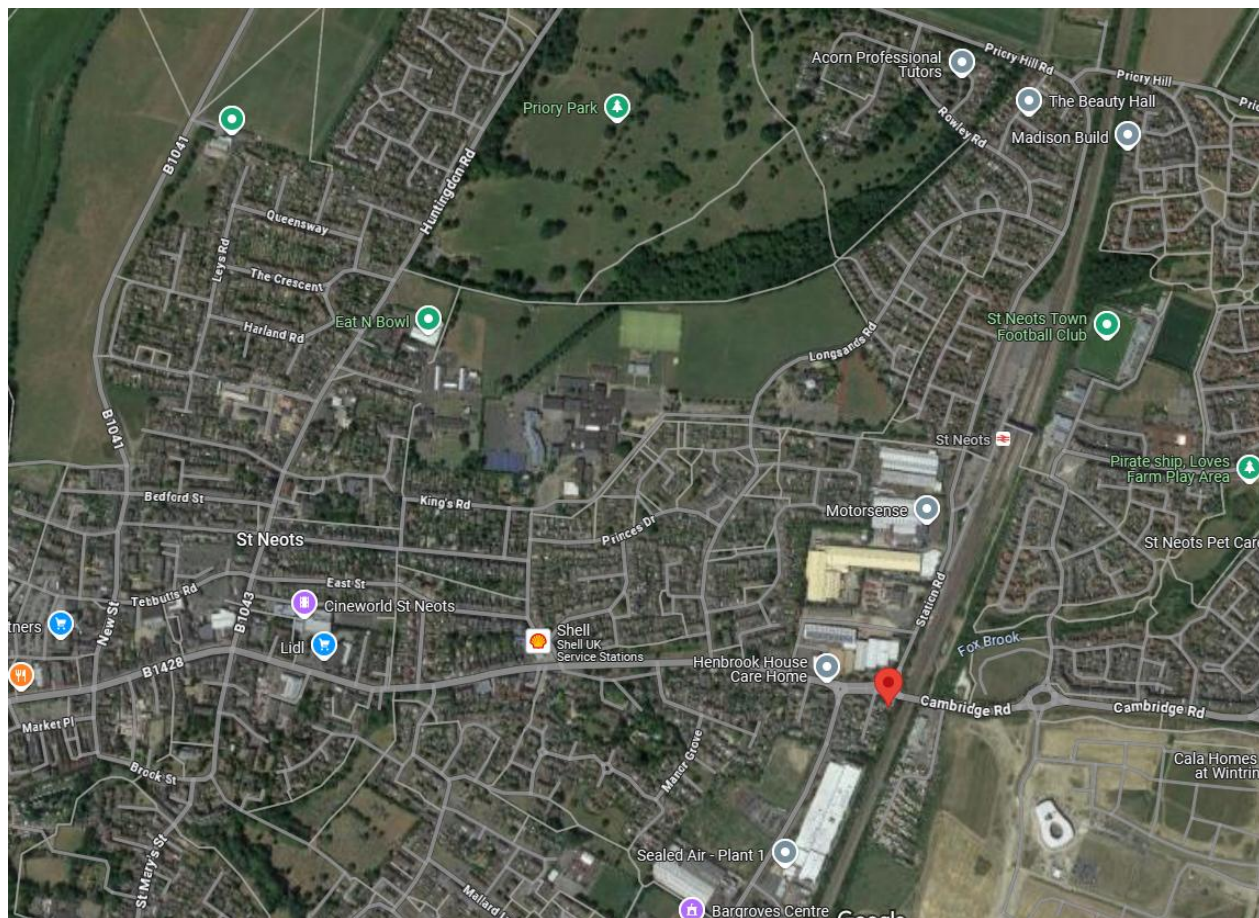
## First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

Total floor area 90.0 sq. m. (969 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:** B  
**Local Schools:** Wintringham Primary Academy  
**EPC Rating:** D  
**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.