

ten sales &
lettings

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

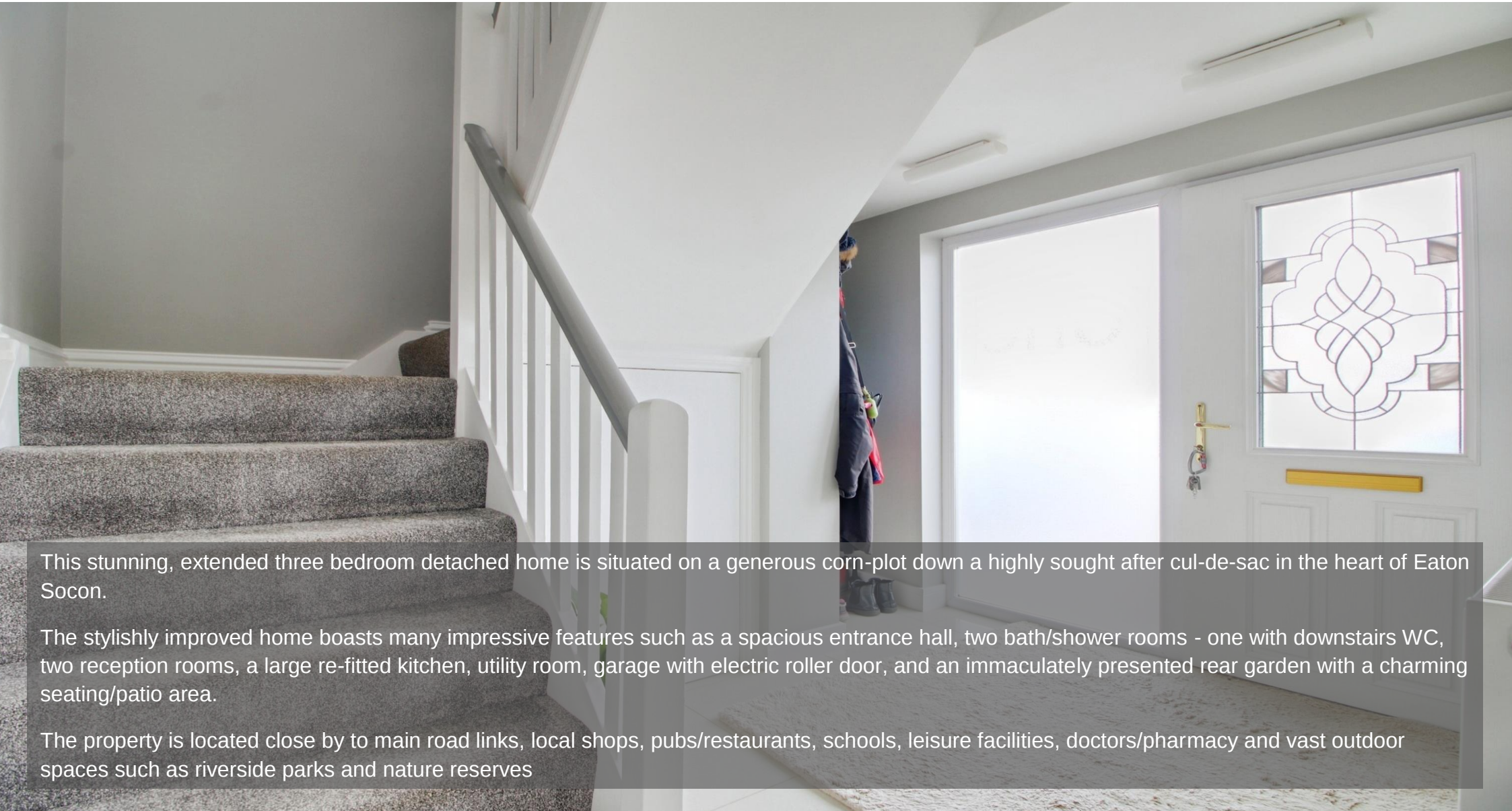
Bedrooms: 3 Bathroom: 2

£440,000

experience better

Property Features

- THREE BEDROOMS
- DETACHED
- SOUGHT AFTER EATON SOCON LOCATION
- EXTENDED
- IMMACULATE CONDITION
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- GARAGE AND DRIVEWAY



This stunning, extended three bedroom detached home is situated on a generous corn-plot down a highly sought after cul-de-sac in the heart of Eaton Socon.

The stylishly improved home boasts many impressive features such as a spacious entrance hall, two bath/shower rooms - one with downstairs WC, two reception rooms, a large re-fitted kitchen, utility room, garage with electric roller door, and an immaculately presented rear garden with a charming seating/patio area.

The property is located close by to main road links, local shops, pubs/restaurants, schools, leisure facilities, doctors/pharmacy and vast outdoor spaces such as riverside parks and nature reserves



Room Details & Dimensions

Entrance Hall

Composite and double glazed door to front. Double glazed frosted window to front. Tiled flooring. Radiator. Stairs to first floor landing with cupboard under. Doorway to kitchen and door to wc/shower room.

Shower Room/ Cloakroom

Vanity unit with wash hand basin and low level WC. Shower cubicle. Fully tiled. Heated towel rail. Extractor fan. Shaver point.

Kitchen

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window to front. Fitted kitchen with wall and base units, worktops and stainless steel sink/drain. Cooker with gas hob, electric oven and stainless steel extractor and splashback. Tiled flooring.

Lounge

20' 0" x 11' 4" (6.09m x 3.45m)

Double glazed window to side. Radiators. TV and telephone points. Electric feature log burner. Door to garage and utility room. Open walk way to dining room. Slate style floor.

Dining Room

19' 2" x 8' 9" (5.84m x 2.66m)

Two sets of double glazed patio doors to rear garden. Radiators. Slate style flooring.

Utility room

8' 8" x 6' 0" (2.64m x 1.83m)

Double glazed composite door to rear garden. Double glazed window to rear. Stone sink with mixer taps. Work surfaces. Plumbing for washing machine. Tiled flooring.



Landing

Stairs from entrance hall. Double glazed window to front. Doors to all three bedrooms and family bathroom. Loft access.

Bedroom One

11' 6" x 10' 2" (3.50m x 3.10m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Two

10' 2" x 9' 0" (3.10m x 2.74m)

Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Three

9' 4" x 8' 1" (2.84m x 2.46m)

Double glazed window to rear. Radiator.

Family Bathroom

Double glazed frosted window to side. Panelled bath with mixer taps. Wash hand basin and WC vanity unit. Heated towel rail. Shaver point. Fully tiled.

Rear Garden

Fence and hedge enclosed rear garden which is mainly laid to lawn with decking area and sheltered patio/seating area. Raised planters with shrubs and flowers. Mature trees. Side gated access.

Garage and Parking

19' 1" x 8' 8" (5.81m x 2.64m)

Single garage with electric roller door, power and lighting. Fully paved driveway to front for two-three vehicles. EV charger.



Additional Information

Tenure: Freehold
Council tax band: D
Construction Type: Traditional Brick
Parking: Private Driveway and garage
Electric supply: Mains Electricity
Water supply: Mains water
Sewerage: Mains Sewerage
Heating supply: Gas Central Heating
Mobile Signal: Good
Broadband: Fibre
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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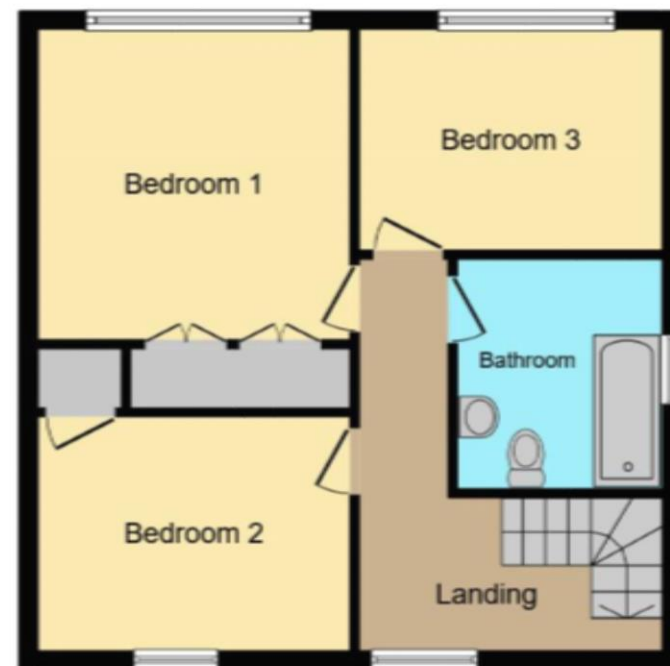


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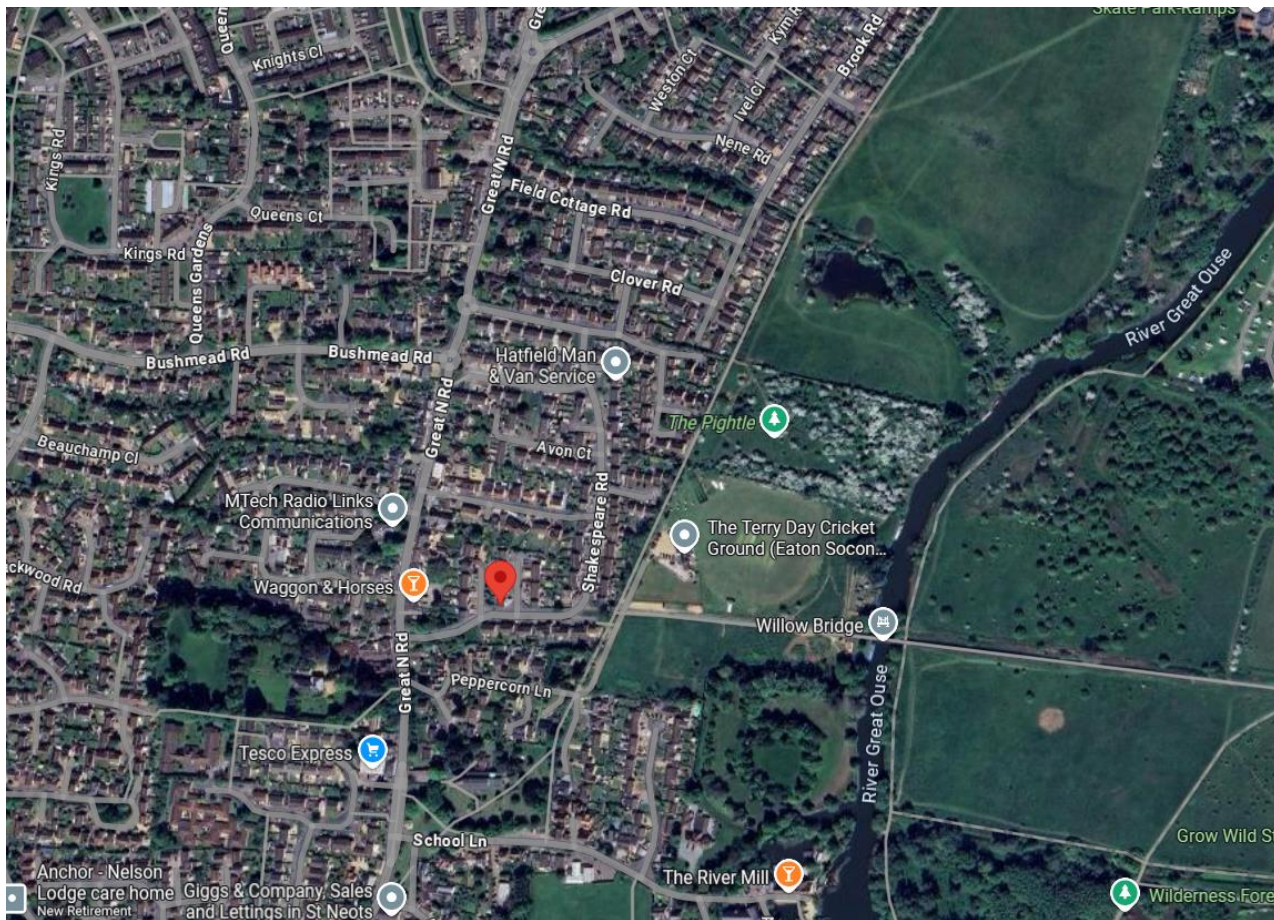
Floorplan



Ground Floor



First Floor



Council Tax Band: D
 Local Schools: Bushmead Primary School
 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.