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lettings

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18, Cunningham Way, St. Neots, PE19 8NJ

Bedrooms: 3 Bathroom: 1

£325,000

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# Property Features

- CHAIN FREE
- SEMI-DETACHED
- THREE BEDROOMS
- SINGLE GARAGE
- AMPLE PARKING
- CLOSE TO SCHOOLS AND AMENITIES
- RE-FITTED BATHROOM
- CONSERVATORY



## CHAIN FREE

A fantastic three-bedroom semi-detached home featuring a single garage and further off-road parking.

The property also offers a spacious lounge, kitchen/diner, a superb heated conservatory, a recently re-fitted bathroom suite and a low maintenance hard-scaped rear garden. The the rear of the garden is a Timber built office with double glazed french doors and power.







# Room Details & Dimensions

## Entrance Porch

UPVC double glazed door to front and fully glazed door to lounge.

## Lounge

*15' 0" x 13' 0" MAX (4.57m x 3.96m)*

Double glazed window to the front, stairs to the first floor with storage space under.

## Kitchen/Diner

*15' 0" x 10' 4" (4.57m x 3.15m)*

Fitted kitchen with wall and base units, worktop, gas oven with extractor hood over, space for fridge, dishwasher and washing machine point. Ceramic sink unit with mixer tap, double glazed window. Built-in cupboards, access through to conservatory.

## Conservatory

*15' 4" x 11' 4" MAX (4.67m x 3.45m)*

Part brick and UPVC double glazed with electronic roof window, ceramic tiled floor, power and lighting. Gas burner. Sliding patio doors to the side aspect and double doors on to the main garden.



## Landing

Storage cupboard. Access to roof space with ladder. Boiler housed in loft.

## Bedroom 1

*11' 10" x 8' 8" (3.60m x 2.64m)*

Double glazed window to front.

## Bedroom 2

*11' 11" x 8' 0" MAX (3.63m x 2.44m)*

Double glazed window to rear.

## Bedroom 3

*8' 11" x 6' 2" (2.72m x 1.88m)*

Double glazed window to front. Built-in cupboard/wardrobe. Built in child's bed.

## Family Bathroom

Re-fitted bathroom with p-shaped bath and shower over, wash hand basin and low level WC. Heated towel rail, Light up touch mirror and PVC bathroom wall cladding. Frosted double glazed window to rear.





**Front garden**

Mainly laid to lawn with a path to front door and driveway.

**Rear Garden**

Fully enclosed hard-scaped garden with side access to garage and front. Timber built office with double glazed french doors and power. 7'6 x 13'6.

**Garage and Parking**

Single garage with up and over door, power and lighting, roof storage space, personal door to the rear garden. Driveway for 2-3 cars.

**Additional Information**

- Tenure: Freehold
- Lease length: N/A
- Ground Rent: N/A
- Service Charge: N/A
- Construction Type: Traditional Brick
- Parking: Private 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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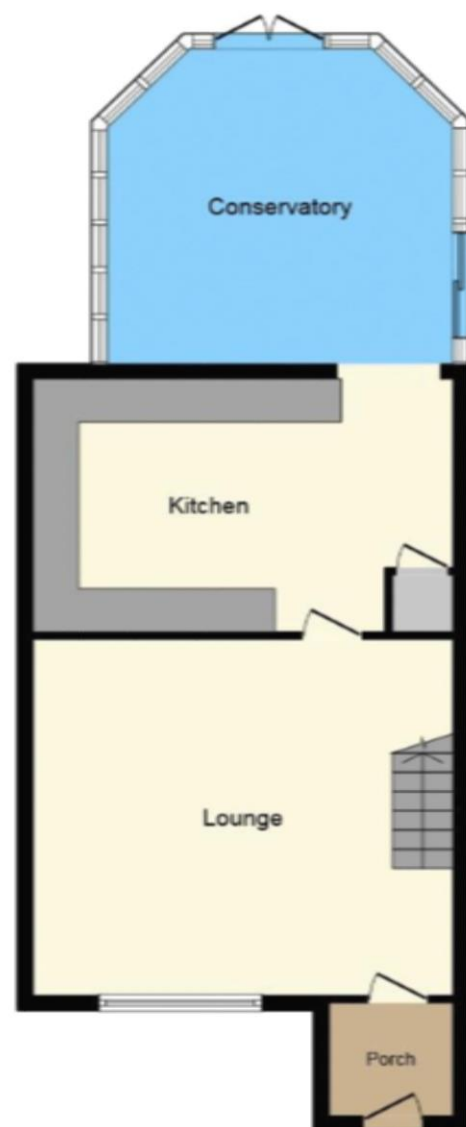




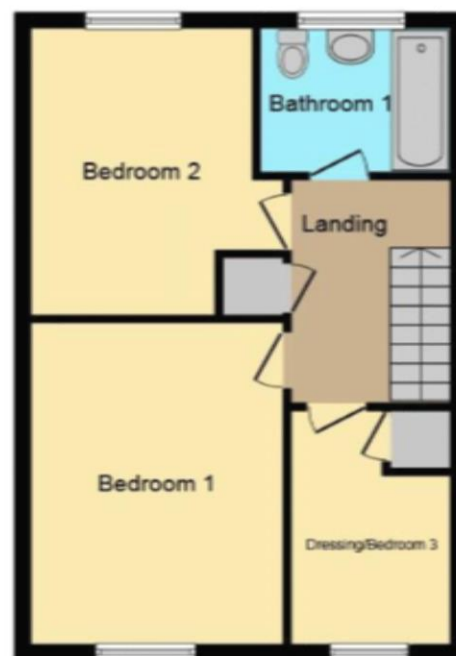
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# Floorplan



**Ground Floor**

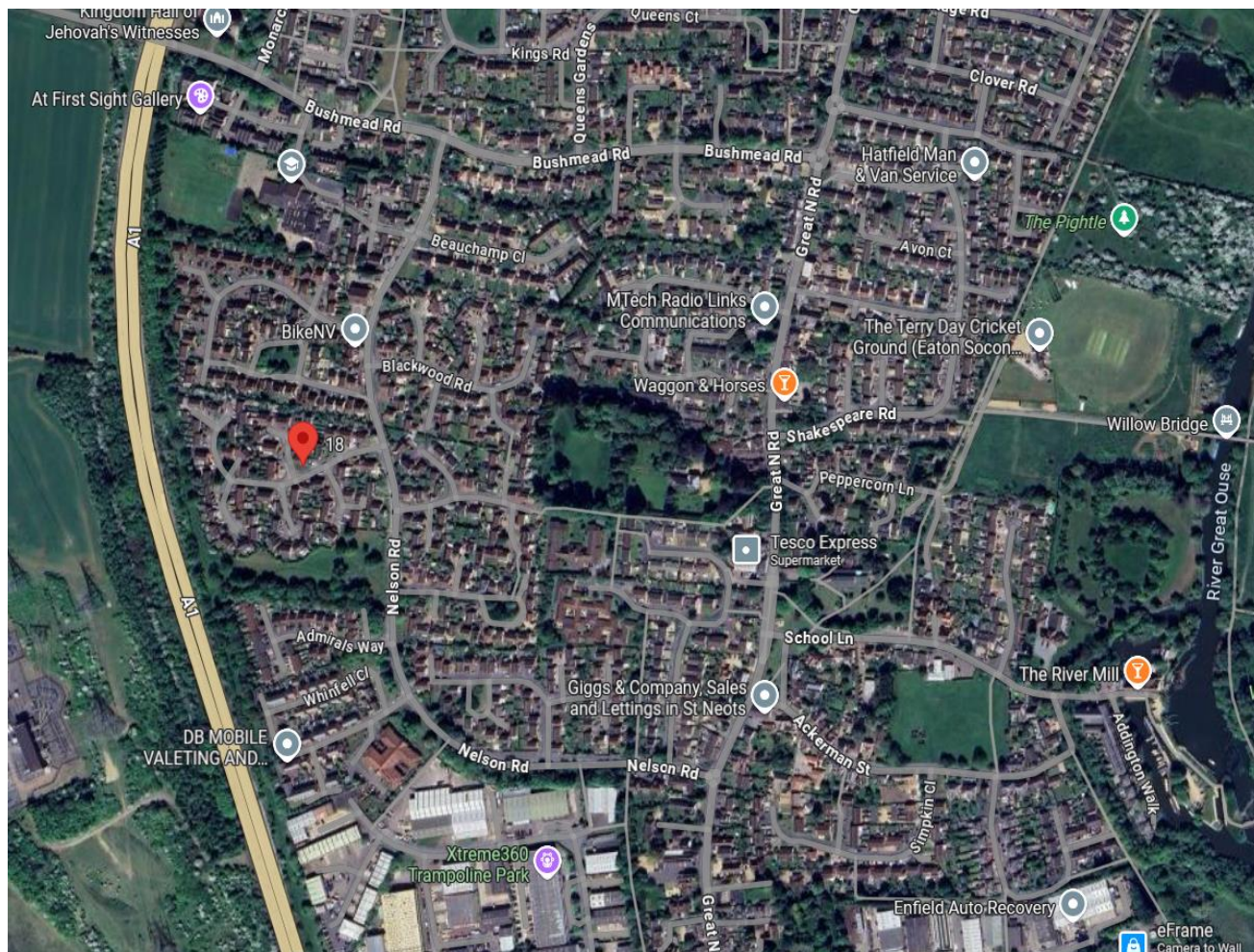


**First Floor**

Total floor area 116.9 sq.m. (1,258 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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