

ten sales &
lettings

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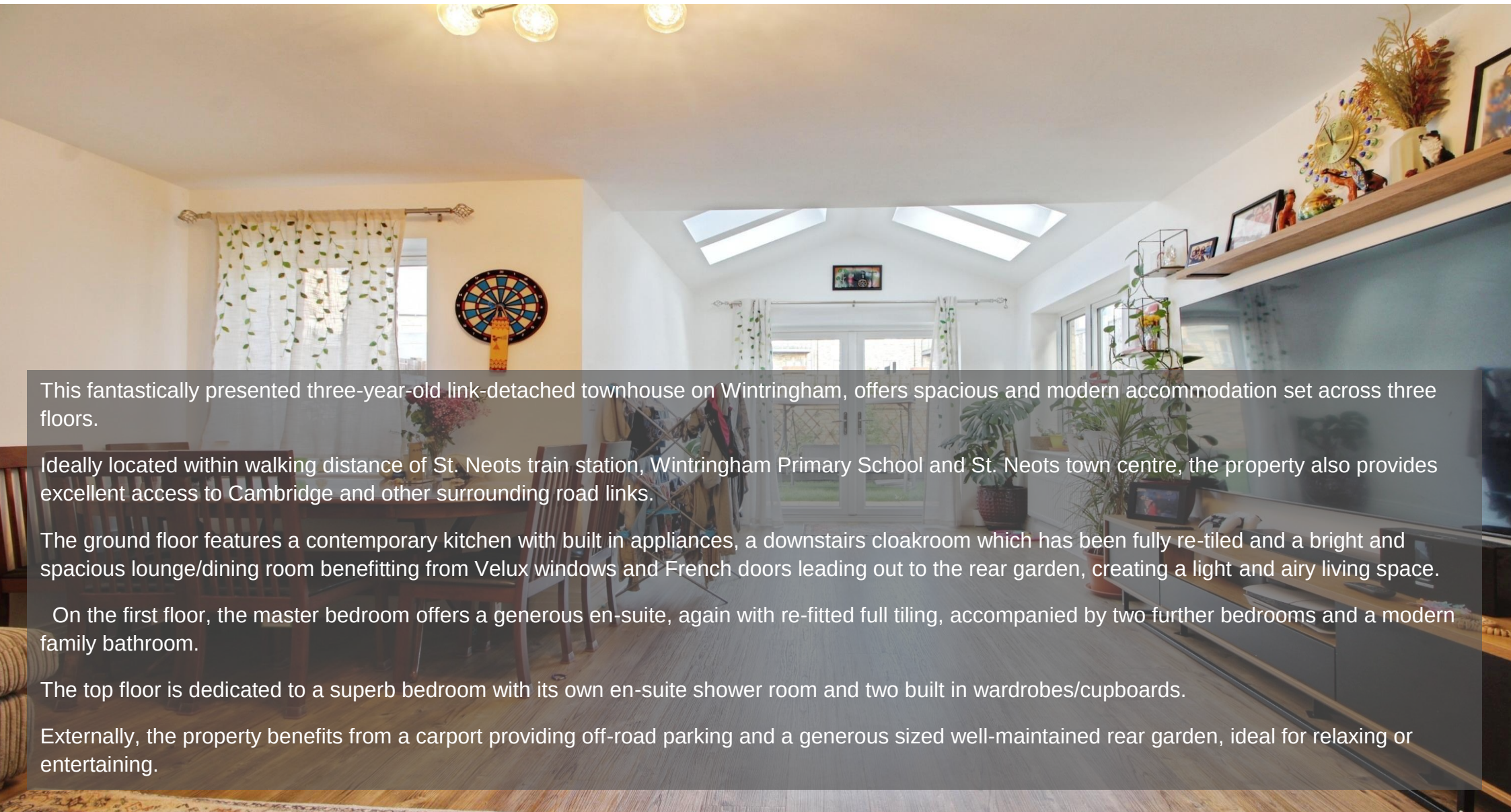
Bedrooms: 4 Bathroom: 3

£425,000

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Property Features

- FOUR BEDROOM LINK-DETACHED PROPERTY
- SEVEN YEARS REMAINING ON NEW BUILD WARRANTY
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS L-SHAPED LIVING ROOM LEADING TO REAR GARDEN
- FANTASTICALLY PRESENTED THREE YEAR OLD PROPERTY
- TWO BEDROOMS HAVE BUILT IN WARDROBES AND EN-SUITES
- GENEROUS SIZED GARDEN WITH LAWN AND PATIO
- AMPLE PAVING ON DRIVEWAY UNDER CAR PORT



This fantastically presented three-year-old link-detached townhouse on Wintringham, offers spacious and modern accommodation set across three floors.

Ideally located within walking distance of St. Neots train station, Wintringham Primary School and St. Neots town centre, the property also provides excellent access to Cambridge and other surrounding road links.

The ground floor features a contemporary kitchen with built in appliances, a downstairs cloakroom which has been fully re-tiled and a bright and spacious lounge/dining room benefitting from Velux windows and French doors leading out to the rear garden, creating a light and airy living space.

On the first floor, the master bedroom offers a generous en-suite, again with re-fitted full tiling, accompanied by two further bedrooms and a modern family bathroom.

The top floor is dedicated to a superb bedroom with its own en-suite shower room and two built in wardrobes/cupboards.

Externally, the property benefits from a carport providing off-road parking and a generous sized well-maintained rear garden, ideal for relaxing or entertaining.



Room Details & Dimensions

Entrance Hall

Double glazed UPVC door to front. Radiator. Doors to cloakroom, lounge and kitchen. Stairs to first floor landing. Under stairs storage. Double glazed window to side.

Cloakroom

Double glazed window to front. Low level WC. Wash hand basin. Tiling. Radiator.

Kitchen

15' 1" x 7' 6" (4.59m x 2.28m)

Double glazed window to front. Fitted kitchen with wall and base units, worktops, one and half bowl sink/drainers, oven, hob and extractor. Fitted appliances. Radiator.

Lounge/Diner

14' 7" x 11' 5" (4.44m x 3.48m)

Double glazed patio doors to rear garden. Velux Windows. Radiators. TV and telephone points.



First Floor Landing

Stairs from entrance hall. Doors to bedrooms two, three and four and family bathroom. Radiator. Stairs to second floor.

Bedroom Two

13' 3" x 12' 3" (4.04m x 3.73m)

Double glazed window to rear. Radiator. Built in wardrobe. Door to en-suite.

En-suite Two

Double glazed frosted window to front. Low level WC. Wash hand basin. Shower cubicle. Heated towel rail.

Bedroom Three

14' 7" x 10' 6" (4.44m x 3.20m)

Double glazed window to rear. Radiator.

Bedroom Four

13' 2" x 8' 3" (4.01m x 2.51m)

Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to front. Low level WC. Wash hand basin. Bath with mixer taps. Radiator.



Bedroom One

14' 8" x 11' 3" (4.47m x 3.43m)

Double glazed window to front and back. Radiators. Built in wardrobes. Door to en-suite.

En-suite

Double glazed frosted window to rear. Low level WC. Wash hand basin. Shower cubicle. Tiling. Heated towel rail.

Rear Garden

Fence enclosed rear garden which is laid to lawn with patio area and a shed. Side gated access leading to driveway/car port.

Parking

Driveway under car port.

Additional information

- Tenure: Freehold
- Estate service charge: Approx. £260 per annum
- Management company: Encore
- Council tax band: D
- Construction Type: Traditional Brick
- Parking: Driveway under car port
- Electric supply: Mains Electricity
- Water supply: Mains water
- Sewerage: Mains Sewerage
- Heating Supply: Gas Central Heating
- Mobile Signal: Good
- Broadband: Full Fibre Available
- Rights or Restrictions: N/A
- 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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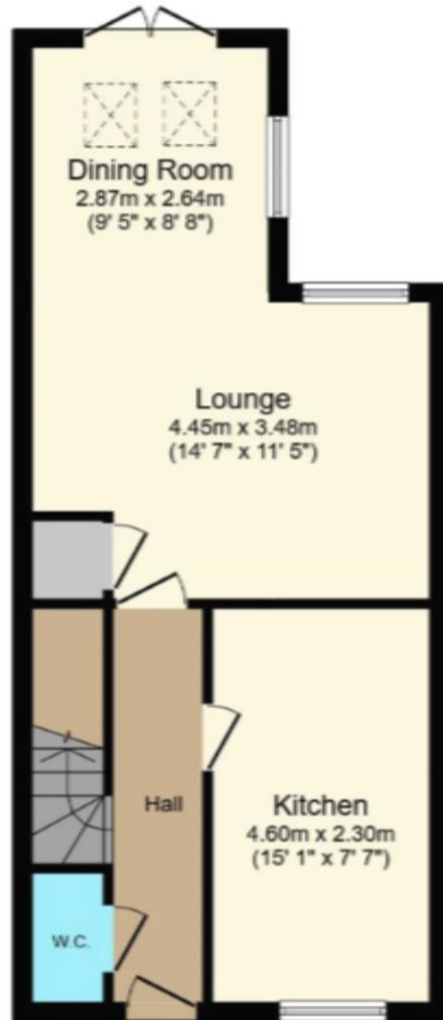


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Floorplan



Ground Floor

Floor area 44.2 sq.m. (476 sq.ft.)



First Floor

Floor area 58.7 sq.m. (632 sq.ft.)

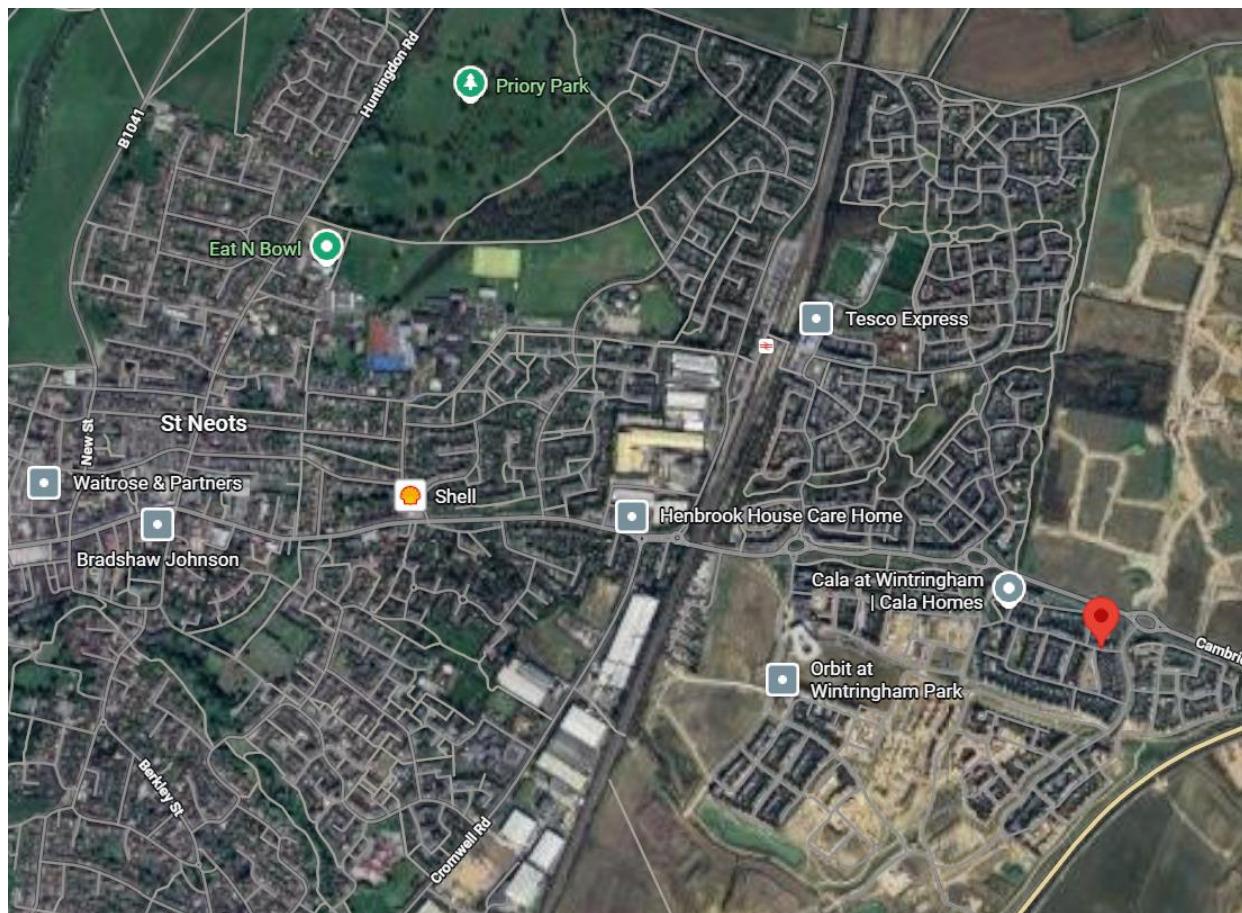


Second Floor

Floor area 20.5 sq.m. (220 sq.ft.)

Total floor area: 123.4 sq.m. (1,328 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Council Tax Band: D
 Local Schools: Wintringham Primary
 EPC Rating: B
 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.