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HUNTINGDON STREET, ST. NEOTS, PE19 1DU

OFFERS IN EXCESS OF £320,000

Vanessa Newman Property Agents are delighted to present this well-established end-of-terrace family home, believed to date from between 1955 and 1960.

The accommodation is traditionally arranged and begins with a spacious entrance hallway, leading to a bay-fronted living room. To the rear of the property is a kitchen and dining area, both enjoying views over the sunny, west-facing garden. This space offers excellent potential for reconfiguration into a modern open-plan layout, including the possibility of installing bi-folding doors, subject to the necessary planning permissions.

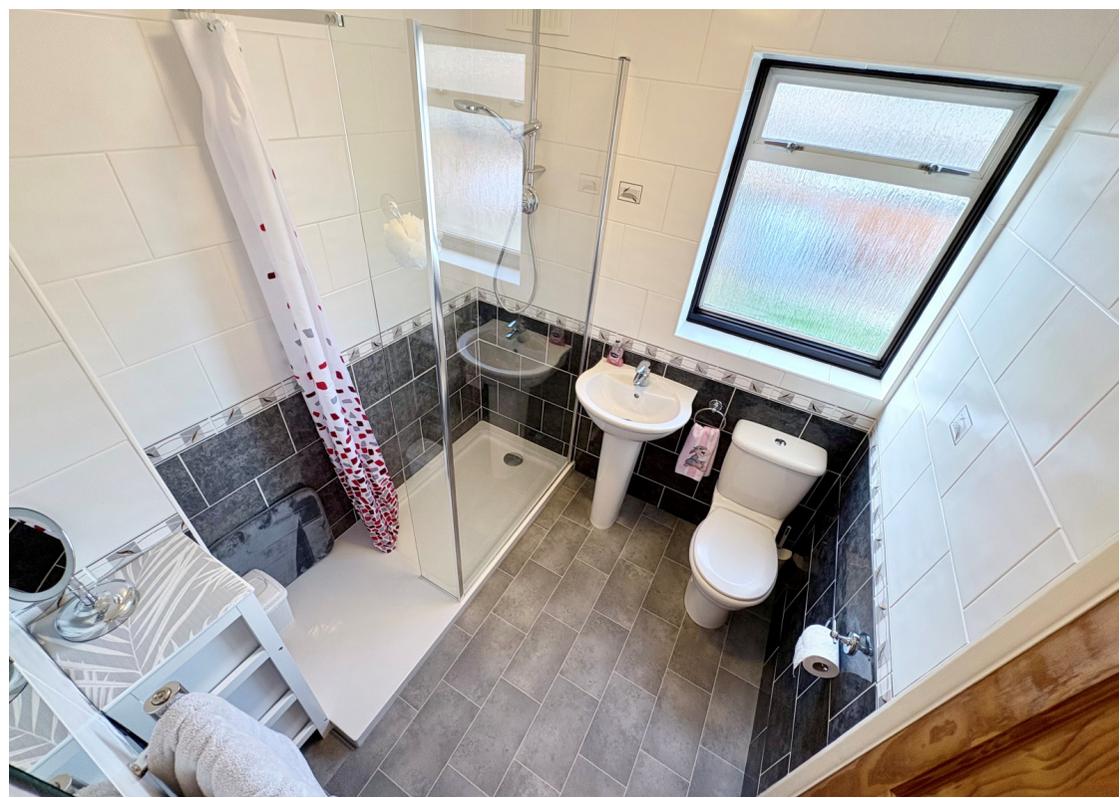
The original brick-built outbuildings have been thoughtfully adapted to provide a useful ground-floor WC, along with the added benefit of a second walk-in shower.

To the first floor are three well-proportioned bedrooms, all benefiting from traditional built-in cupboards, alongside a family bathroom that has been tastefully refitted as a contemporary shower room. Further advantages include double glazing and gas central heating throughout.

Externally, the property features a traditional frontage with a front garden and driveway providing off-road parking for one large vehicle. With some imagination, the frontage could be reconfigured to create additional off-road parking if required.

The location is a real highlight, with a wide range of amenities practically on the doorstep. St Neots Town Centre is within walking distance, offering a diverse selection of shops, pubs, restaurants, supermarkets, and coffee shops. Priory Park and St Neots railway station are also close by, with direct services to London King's Cross in approximately 40 minutes.





The property is conveniently positioned for both infant and secondary schooling, including Longsands Academy, and enjoys excellent transport links to Huntingdon, Peterborough, and Cambridge, with easy access to the A1(M).

Vendors Statement:

I worked for the St Neots Fire Service, and it was a requirement of my role to live close to work. As a result, we have happily lived in this home for over 30 years, raising our family here and creating many cherished memories.

One of the highlights of our home is the open-plan kitchen and dining area, which overlooks our descent sized, sunny rear garden. This space has been perfect for children to play safely, as well as for relaxing outdoors or entertaining friends and family. Whether it's weekend barbecues or quiet afternoons, the garden has always been a wonderful place to spend time.

Living here has made our day-to-day life simple and convenient, and our lovely home is now ready for its next owners to move in and create happy memories of their own – just as we have.

Ideal Purchase

An excellent opportunity for first-time buyers or growing families, this home mirrors the experience of the current vendors, who have enjoyed over 30 years here.





