



New Street, ST. NEOTS
Offers Over £350,000 **Freehold**

**Sharman
Quinney**

Key Features



- NO ONWARD CHAIN
- Town Centre Location
- Parking Incentive
- Close to Local Amenities
- Character Property

This delightful home showcases a healthy blend of original character with modern design.

The accommodation offers a cosy yet well proportioned living space, perfect for relaxing or entertaining, alongside a modern kitchen designed to suit everyday living. Upstairs, the inviting bedrooms are full of charm, served by a well appointed bathroom.

Externally, the cottage enjoys a pretty outdoor space to the front, ideal for morning coffee or evening relaxation, a rare benefit for such a central location. The private rear garden offers space and is easy to maintain, with a large workshop with power at the bottom of the garden for those that need the extra space for storage, work or hobbies.



Occupying an enviable position within easy walking distance of shops, cafes, restaurants and the Riverside Park, as well as excellent transport links and mainline rail services, this lovely cottage would make an ideal home for those seeking period charm in a central and convenient setting.

A character property of this calibre, in such a prime St Neots location, is rarely available - early viewing is strongly recommended.

Living room - 12'6" x 11'6"

Dining room - 12'6" x 10'6"

Kitchen - 14'1" x 11'6"

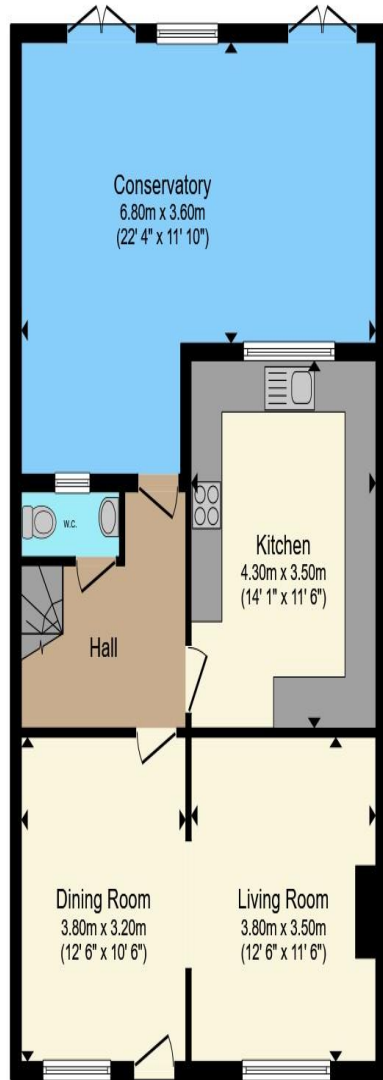
Conservatory - 22'4" x 11'10"

Bedroom 1 - 12'6" x 11'4"

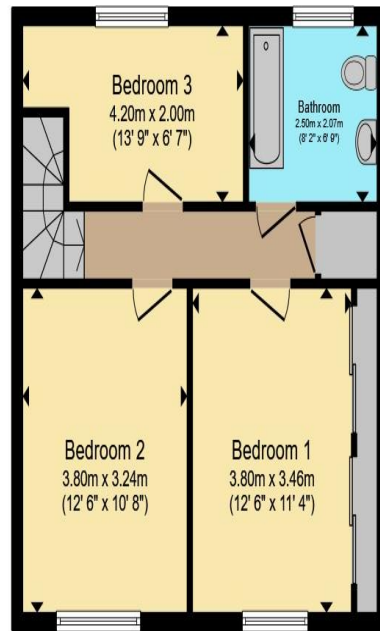
Bedroom 2 - 12'6" x 10'8"

Bedroom 3 - 13'9" x 6'7"





Ground Floor



First Floor

Total floor area 129.5 m² (1,394 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01480 271214

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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