

**ten** sales &  
lettings

office: 01480 274310

email: [info@tenpropertyagents.co.uk](mailto:info@tenpropertyagents.co.uk)



**3, Cumberland Way, St. Neots, PE19 2RQ**

**Bedrooms: 1 Bathroom: 1**

**£180,000**

**experience better**

# Property Features

- IDEAL STARTER HOME
- NEW CARPETS
- MODERN REFITTED KITCHEN
- MODERN REFITTED BATHROOM
- RECENTLY RE PAINTED THROUGHOUT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- CLOSE TO AMENITIES



\*\*\* CHAIN FREE \*\*\* Situated in the popular area of Eynesbury, this property is a fantastic starter home or investment property. The property is beautifully presented and benefits from a modern refitted kitchen & bathroom, new carpets and has recently been redecorated. The property is conveniently located with amenities within walking distance, there are excellent road links providing access to the A428 and A1. St Neots also offers a trainline with main line into Kings Cross. St Neots is an excellent location for commuters to both Cambridge and London. St Neots is a historic market town with picturesque riverside walks.



ten  
property agents

# Room Details & Dimensions

## Entrance Hall

Matwell flooring. Door leading to lounge.

**Lounge** *11' 7" x 12' 8" into bay (3.53m x 3.86m into bay)*

Carpet flooring. Radiator. UPVD double glazed bay window to side aspect. Door into kitchen.

## Kitchen

Vinyl flooring. Radiator. UPVC double glazed window to front aspect. Modern refitted high gloss style units and modern work surface with upstand. Sink with drainer and mixer tap. Integrated slimline dishwasher. Electric oven and hob with glass splashback. Space for freestanding washing machine and slim fridge freezer. Storage cupboard under stairs. Wall unit housing boiler.

## Stairs & Landing

Carpet flooring. Doors leading to bathroom and bedroom.

**Bedroom 1** *10' 7" max x 11' 8" max (3.22m max x 3.55m max)*

Carpet flooring. Radiator. Double glazed UPVC window to front aspect. Storage cupboard



## Bathroom

Vinyl flooring. UPVC double glazed UPVC window to front aspect. Part tiled walls. Radiator. Three piece suite comprising of pedestal wash basin with mixer tap, low level wc with push button flush and panelled bath with mixer tap and shower head. Glass shower screen.

## Outside & Parking

Garden mainly laid to lawn with path leading to front door. Allocated parking space to the front of the property.

## Other Information

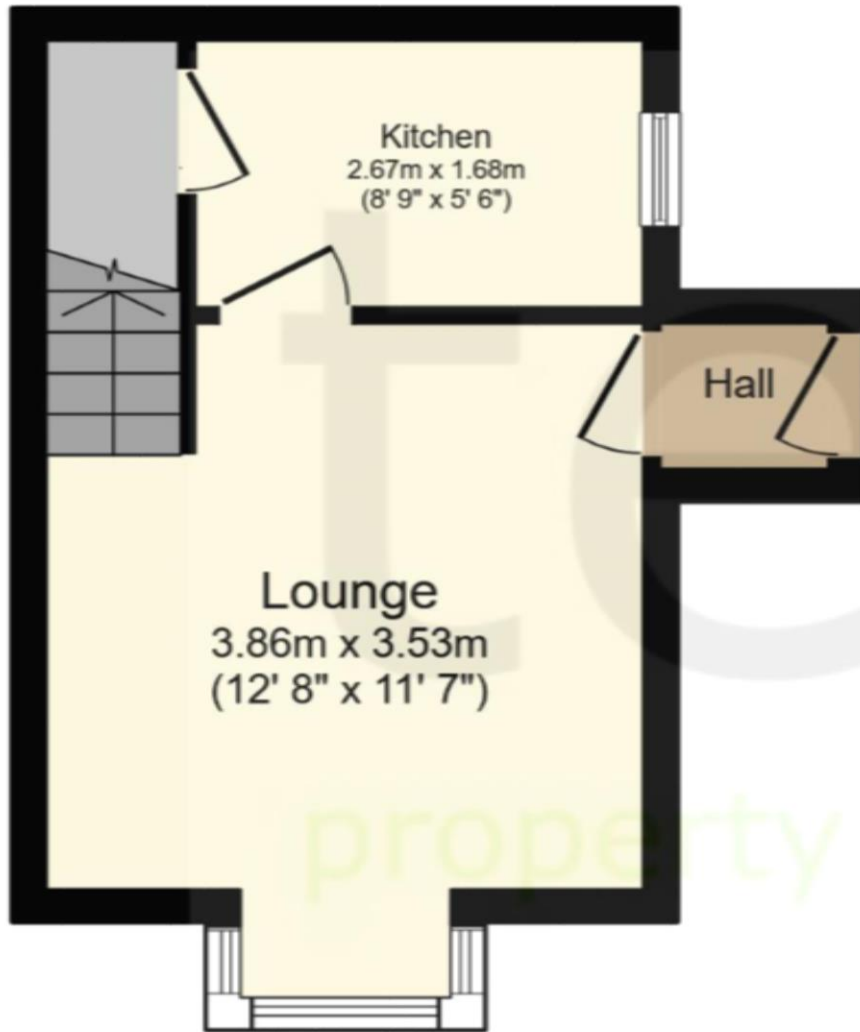
Tenure: Freehold Lease length: N/A Ground Rent: N/A Service Charge: N/A Construction Type: Traditional Brick Parking: Allocated parking Electric supply: Mains Electricity Water supply: Mains water Sewerage: Mains Sewerage Heating supply: Gas Central Heating Mobile Signal: Good Broadband Signal: Very Good Council Tax: A 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



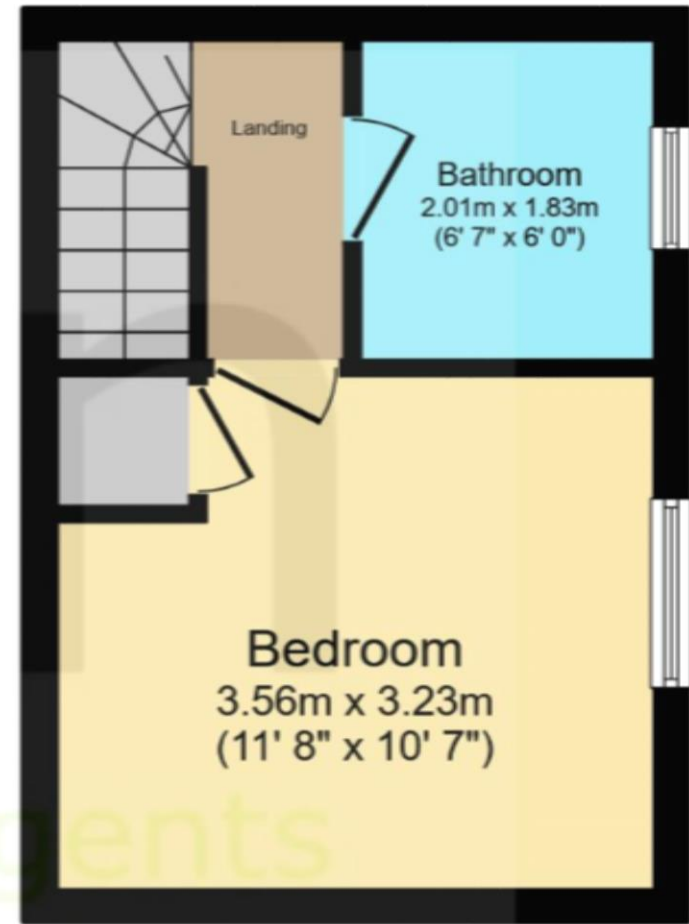


ten  
property agents

experience better



Ground Floor



First Floor

Total floor area: 39.8 sq.m. (428 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](http://www.Propertybox.io)

Council Tax Band: A  
Local Schools:  
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.