



Wintringham Road, St. Neots, PE19 1NX

Close To The Town Centre - Ideal For Commuting - First Floor Flat - 2 Double Bedrooms - Refitted Kitchen & Bathroom - Lounge - Garden & Store - Deposit - £1,148.07 - Available August - EPC Rating D - Call To View (01354) 696700

£995 pcm



Ground Floor

Entrance Hall
Double glazed entrance door and electric heater.

Kitchen 2.65m (8'8") x 2.23m (7'4")
Fitted with a matching range of base and eye level units with worktop space over with underlighting, electric hob with extractor hood over and oven, stainless steel sink, plumbing for washing machine, space for fridge/freezer, laminate flooring, airing cupboard and double-glazed window to rear.

Lounge 4.63m (15'2") x 3.74m (12'3")
Double glazed window to front, laminate flooring and ceiling spotlights.

Bedroom 1 4.05m (13'3") x 2.90m (9'5")
Double glazed window to front, electric heater and laminate flooring.

Bedroom 2 3.50m (11'6") x 2.86m (9'5")
Double glazed window to side, electric heater and laminate flooring.

Bathroom
Fitted with three-piece suite comprising bath with electric shower over, vanity wash hand basin and low-level WC, tiled walls, tiled flooring, heated towel rail and double-glazed window to rear.

Outside
The property has an enclosed garden which is laid to lawn and a separate outside store and cupboard.

EPC - D



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.