

ten sales &
lettings

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19 Station Square St. Neots PE19 6GX

Bedrooms: 3 Bathroom: 2

Monthly Rental Of £1,150.00

experience better

Property Features

- IMMEDIATELY AVAILABLE
- JUST A FEW MINUTES WALK OF TRAIN STATION
- KITCHEN / BREAKFAST ROOM
- SEPARATE DINING ROOM
- THREE DOUBLE BEDROOMS
- EN SUITE TO MASTER
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- TWO ALLOCATED PARKING SPACES



Description

***** IMMEDIATELY AVAILABLE ***** Ideally located for commuters being just a few minutes walk of the train station. This property offers spacious accommodation over three floors to include kitchen / breakfast room, separate dining room and three double bedrooms with an en suite to the master. Externally the property offers an enclosed rear garden with gated access leading to secure parking area with two allocated spaces. The property is also conveniently located with tesco express, pharmacy, schools and takeaway within close proximity.



Room Details & Dimensions

Entrance Hall

Under stairs storage cupboard. Carpet flooring. Doors leading to dining room, kitchen / breakfast room and cloakroom. Stairs leading to first floor.

Dining Room *10' 9" x 8' 11" (3.27m x 2.72m)*

Carpet flooring. Radiator. UPVC double glazed window to front aspect.

Kitchen / Breakfast Room *14' 11" x 11' 2" (4.54m x 3.40m)*

UPVC double glazed window and door to rear aspect. Vinyl flooring. Radiator. Fitted with base and eye level units in a white high gloss finish with work surface over. Sink with drainer and mixer tap. Integrated appliances.

Stairs & Landing

Carpet flooring, Stairs leading to second floor. UPVC double glazed window to front aspect. Doors leading to lounge and bedroom 3.

Lounge *14' 11" x 13' 1" (4.54m x 3.98m)*

Carpet flooring. Two UPVC double glazed windows to rear aspect. Radiator



Bedroom 3 12' 6" x 8' 10" (3.81m x 2.69m)

Carpet flooring. Radiator. UPVC double glazed window to front aspect.

Stairs & Landing

Carpet flooring. Doors to two bedrooms and bathroom.

Master Bedroom 13' 1" x 9' 1" (3.98m x 2.77m)

Carpet flooring. Radiator. UPVC double glazed window to rear aspect. Fitted wardrobe. Door to en suite shower room.

En Suite

Vinyl flooring. UPVC double glazed window to rear aspect. Two piece suite comprising of low level wc with push button flush and wall hung wash basin. Shower cubicle with wall mounted shower. Part tiled walls.

Bathroom

Three piece suite comprising of low level wc with push button flush, wall hung basin and panelled bath with mixer tap and shower head. Part tiled walls. Vinyl flooring,

Bedroom 2 14' 11" x 10' 4" (4.54m x 3.15m)

Carpet flooring. Radiator. Two double glazed windows to front aspect.

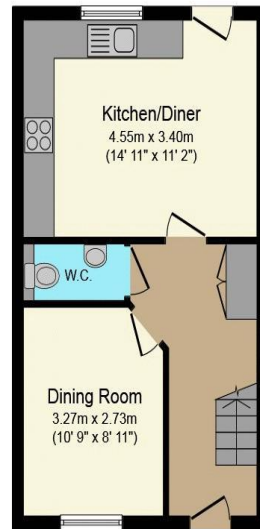
Outside & Parking

Enclosed landscaped garden to include paved patio area and lawn. Shed. Gate leading to secure parking area with two allocated parking spaces.



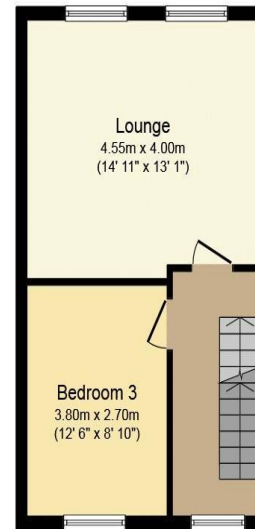


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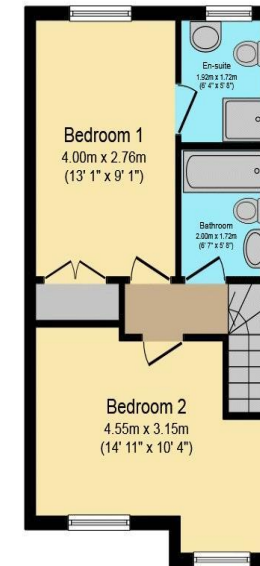
Ground Floor

Floor area 35.0 sq. m. (377 sq. ft.)
approx



First Floor

Floor area 35.0 sq. m. (377 sq. ft.)
approx



Second Floor

Floor area 36.0 sq. m. (388 sq. ft.)
approx

Total floor area 106.0 sq. m. (1,141 sq. ft.) approx

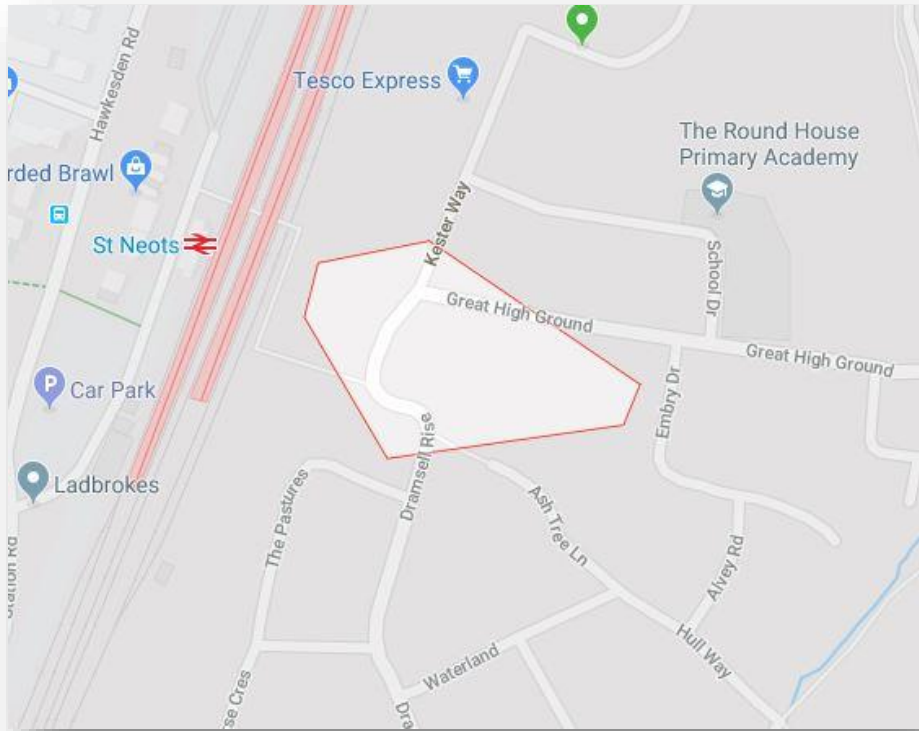
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Useful Details

Council Tax Band: D

Local Schools: Ernulf Academy 0.5 miles

EPC Rating: B



Directions

Upon leaving the ten office, proceed out of town along the Cambridge road. Carry on this road and under the railway bridge. At the next roundabout turn left into Dramsell Rise.

Continue on this road which leads onto Station Square where the property is located on your right hand side.

Property Misdescriptions Act 1991

A holding fee equivalent to one weeks rent is payable prior to the commencement of the referencing process. This will then be used towards your first months rent once suitable references have been obtained.

Please be advised that this will be retained by ten property agents should you fail the required right to rent checks, change your mind, delay the referencing process in excess of 15 days or you fail referencing due to inaccurate / misleading information being given as part of the application.

A dilapidations deposit equivalent to five weeks rent is payable prior to moving into the property. Should the tenant(s) request an amendment to the existing tenancy, an administration fee of £50 (including VAT) will be payable to the agent. Our Client Money Protection is provided by Propertymark.