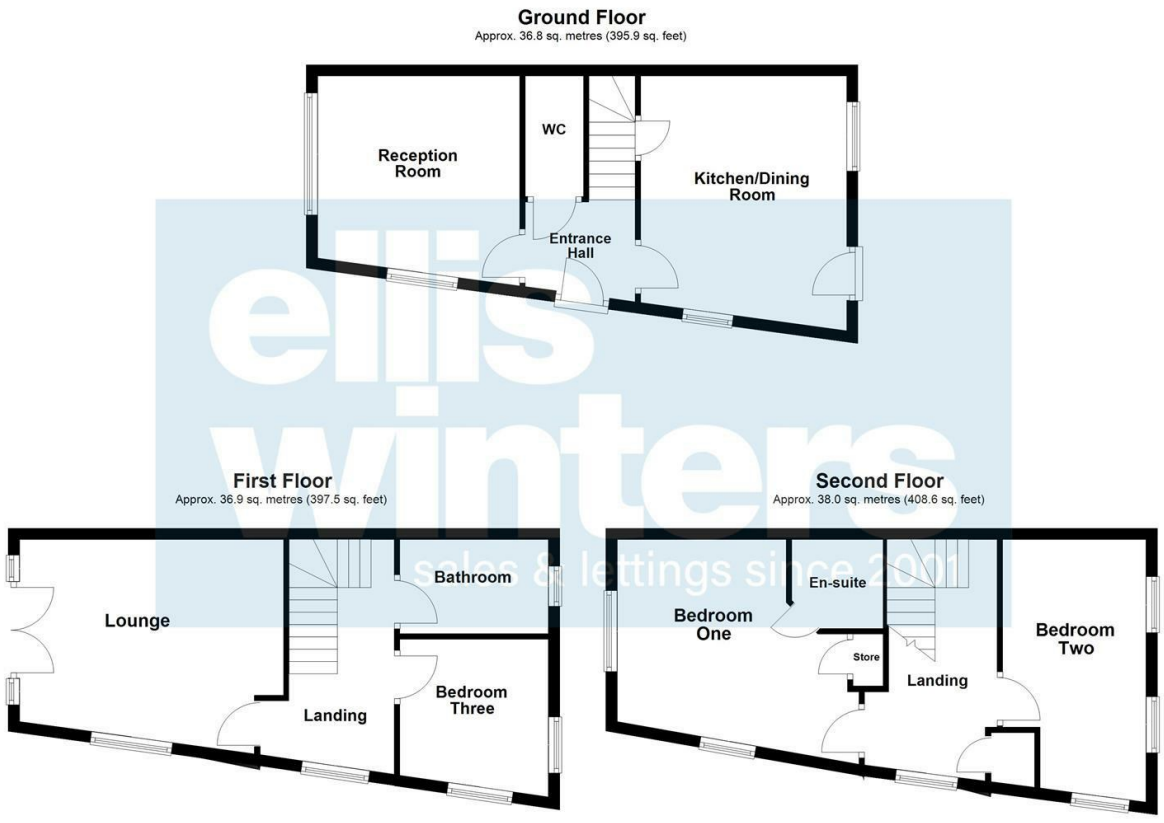

Ground Floor

Entrance Hall

Reception Room
3.60m (11'10") x 3.50m (11'6")

Kitchen/Dining Room
4.66m (15'3") x 3.67m (12')

WC

First Floor

Landing

Lounge / Bedroom
4.73m (15'6") max x 3.54m (11'7")

Bedroom Three 2.65m (8'8") x 2.63m (8'7")

Bathroom

Second Floor

Landing

Bedroom One
4.10m (13'6") x 3.26m (10'8")

En-suite Shower Room

Bedroom Two
4.57m (15') x 1.61m (5'3") max

Outside
The south-west enclosed garden is accessed from the kitchen/dining room and offers a lawn area, patio seating area and mature shrubs bordering. Gated access leads to a driveway offering off road parking for two cars, side by side.

Further Information
Tenure: Freehold
Council Tax: D
EPC: B
Estate Management Fee: Approx. £210 p/a

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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GUIDE PRICE
£350,000
Gorse Crescent
St. Neots, Cambs, PE19 6HN

PROPERTY SUMMARY

*** GUIDE PRICE £350,000-£365,000 ***
A versatile and well presented end of terrace home in the popular town of St Neots. Arranged over three floors, the accommodation offers an entrance hallway with w/c, generous kitchen/dining room and separate reception room to the ground floor. A dual aspect lounge/double bedroom, bedroom three and family bathroom can be found on the first floor and main bedroom, en-suite shower room and bedroom two complete the accommodation to the second floor. Outside, a south westly enclosed garden with lawn, patio seating area and mature shrubs boarding, with gated access leading to the driveway parking for two cars side by side. Ideally situated within walking distance to the Mainline train station, local amenities and schooling, a viewing comes highly recommended to appreciate the space on offer.

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