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ESTATE AGENTS



**BRITISH  
PROPERTY  
AWARDS**  
2025

**GOLD WINNER**

ESTATE AGENT  
IN ST. NEOTS



# 105 High Street

Hail Weston, St. Neots, PE19 5JS

## Offers in excess of £230,000

\*\*\* SELLING WITH NO ONWARD CHAIN \*\*\* Situated within the highly sought-after village of Hail Weston, this charming two-bedroom terraced cottage offers characterful accommodation ideal for first-time buyers, downsizers, or investment purchasers seeking peaceful village living with excellent commuter access nearby.

Full of warmth and charm throughout, the property welcomes you into a cosy lounge featuring an attractive brick-built fireplace surround, creating a wonderful focal point and inviting living space perfect for relaxing evenings.

The traditional kitchen offers a range of fitted units alongside two useful storage cupboards, space for a freestanding oven, and under-counter fridge freezer. To the ground floor, also benefits from a utility area for a washing machine and a family bathroom comprising a white two-piece suite alongside a separate shower cubicle.

Upstairs, the home continues to impress with two well-maintained bedrooms, including a generous double bedroom and a good-sized single room, both benefitting from fitted wardrobes providing excellent built-in storage.

Externally, the enclosed rear garden offers a private outdoor space ideal for enjoying the warmer months, alongside an outbuilding/shed providing additional storage.

Further benefits include double glazing, electric heating, freehold ownership, and the significant advantage of being offered to the market with no onward chain.

- No onward chain offering a straightforward and stress-free purchase
- Charming two-bedroom cottage positioned within the highly desirable village of Hail Weston
- Character-filled lounge featuring an attractive brick-built fireplace surround
- Traditional cottage-style kitchen with useful storage cupboards and practical layout
- Ground floor bathroom with separate shower cubicle and additional utility space
- Two well-proportioned bedrooms both benefiting from fitted wardrobes
- Private enclosed rear garden perfect for relaxing and enjoying the warmer months
- Useful outbuilding/ shed providing excellent additional outdoor storage
- Excellent commuter access with the A1 and St Neots mainline station nearby
- Idyllic village lifestyle close to countryside walks, The Royal Oak pub, riverside parks, and local amenities

### Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



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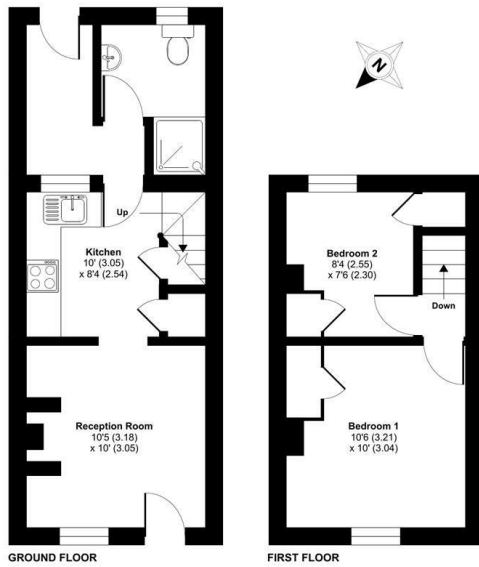
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# Floor Plan

## High Street, Hail Weston, St. Neots, PE19

Approximate Area = 498 sq ft / 46.2 sq m  
For identification only - Not to scale



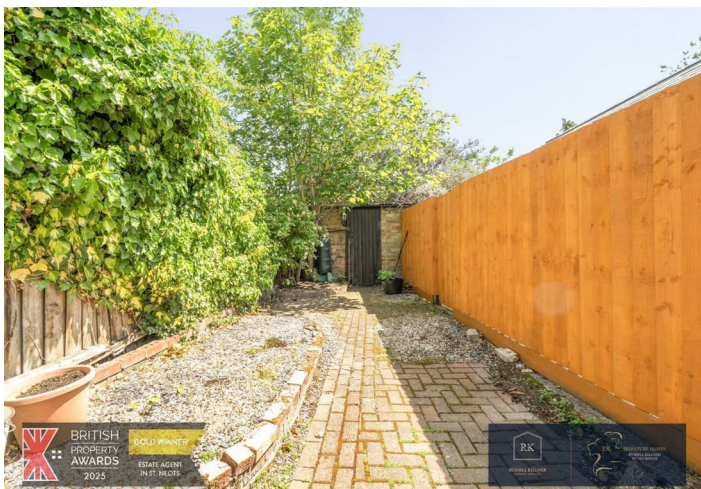
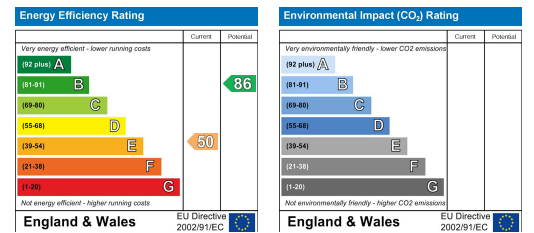
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Mr. Estate Agents, REF: 1487096. ©rickcom 2025.



# Area Map



# Energy Efficiency Graph



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