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**BEDFORD STREET, ST. NEOTS, CAMBRIDGESHIRE,  
PE19 1AX**

**OFFERS IN THE REGION OF £295,000**

Vanessa Newman Property Agents are delighted to present this immaculately presented two-bedroom Victorian semi-detached home to the market.

Ideally situated within easy walking distance of St Neots town centre, the property offers convenient access to Riverside Park, Priory Park, and the train station, which is approximately one mile away and provides direct mainline services to London in around 40 minutes.

This stunning home perfectly blends period charm with modern living and is truly ready to move straight into.

Upon entering, you are welcomed into a central hallway positioned between the living room and dining room, with the staircase thoughtfully placed at the centre of the home. The property is exceptionally light and airy throughout, featuring a beautiful front-facing living room and a semi open-plan dining room complete with a characterful chimney and log burner.

The dining area leads seamlessly into a spacious, ultra-modern kitchen, which flows further into a well-sized utility room and a contemporary four-piece family bathroom on the ground floor.

Upstairs, the property offers two generously sized double bedrooms, both bright and inviting, with the master bedroom benefiting from a fitted wardrobe/storage cupboard.

Externally, the property enjoys a highly private rear setting, complete with a two-car driveway accessed via secure, lockable gates. The garden is thoughtfully designed with block paving for low maintenance, creating a private and versatile outdoor space. There is also a large workshop/shed, ideal for storage or hobby use.

To the front, a small shingled garden provides a practical space, perfect for discreetly housing bins.

Additional benefits include gas central heating and double-glazed windows and doors throughout.

**Early viewing is highly recommended to fully appreciate the excellent location and the quality of accommodation this beautiful home has to offer.**





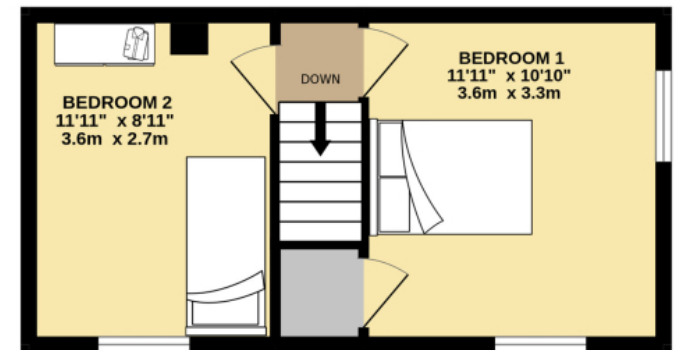
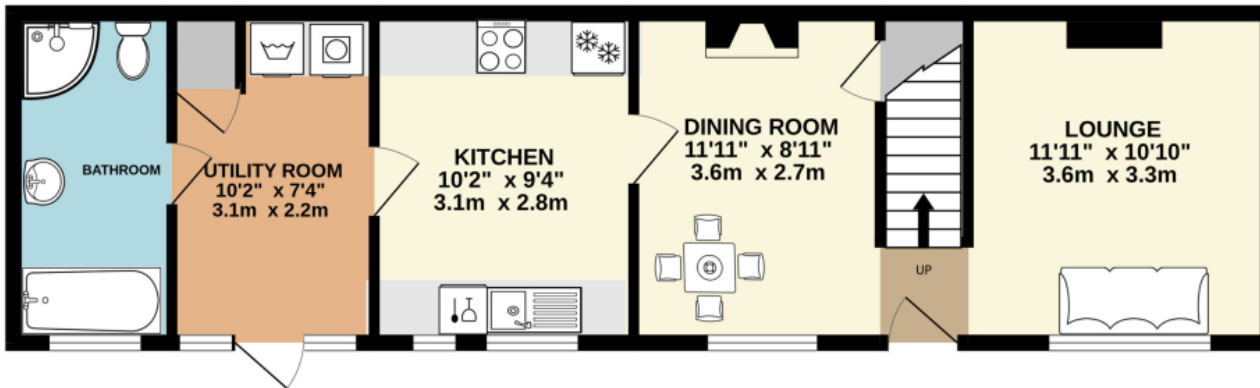






GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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