



Great North Road, St Neots, PE19 8EJ  
Offers over £250,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

**\*\*\*REDUCED BY £20,000 AND NOW PRICED TO SELL\*\*\***

**\*\*LOVELY END OF TERRACE CHARACTER COTTAGE WITHIN SOUGHT AFTER NON ESTATE LOCATION\*\***

Tucked away at the end of a quiet walkway, this charming three bedroom cottage offers an enclosed South facing rear garden, allocated parking and a converted loft room providing a third bedroom (but could also be utilised as a home office/ studio or gym). With a four piece bathroom suite including a 'spa' bath and separate double shower, separate reception rooms and open plan kitchen, there's more to this cottage than you first think!!

**Entrance Via**

**Entrance lobby**  
6'4 x 3'6 (1.93m x 1.07m)

**Bathroom**  
9'1 x 6'10 (2.77m x 2.08m)

**Kitchen**  
10'10 x 7'10 max (3.30m x 2.39m max)

**Dining Area**  
13'4 max x 9'2 (4.06m max x 2.79m)

**Living Room**  
13'4 x 11'1 (4.06m x 3.38m)

**First Floor Landing**

**Bedroom One**  
13'4 x 11'0 max (4.06m x 3.35m max)

**Bedroom Two**  
10'8 x 9'2 (3.25m x 2.79m)

**Loft Room/ Bedroom Three**  
13'10 x 13'3 (4.22m x 4.04m)





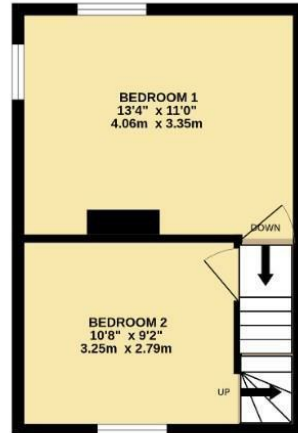
Rear Garden  
Parking



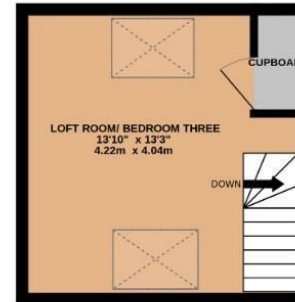
GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.

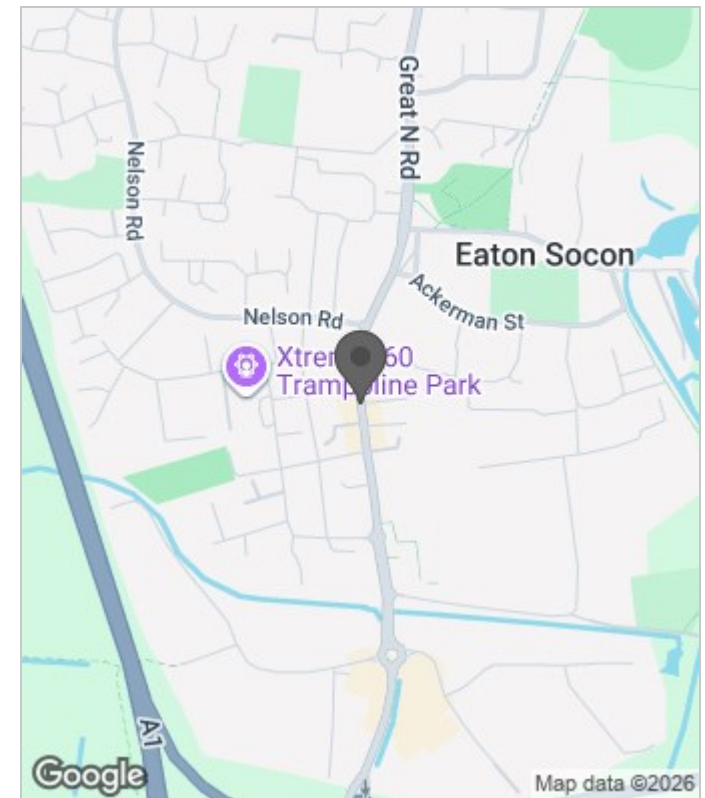


2ND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>54</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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