



126, Springbrook, St. Neots, PE19 2EB

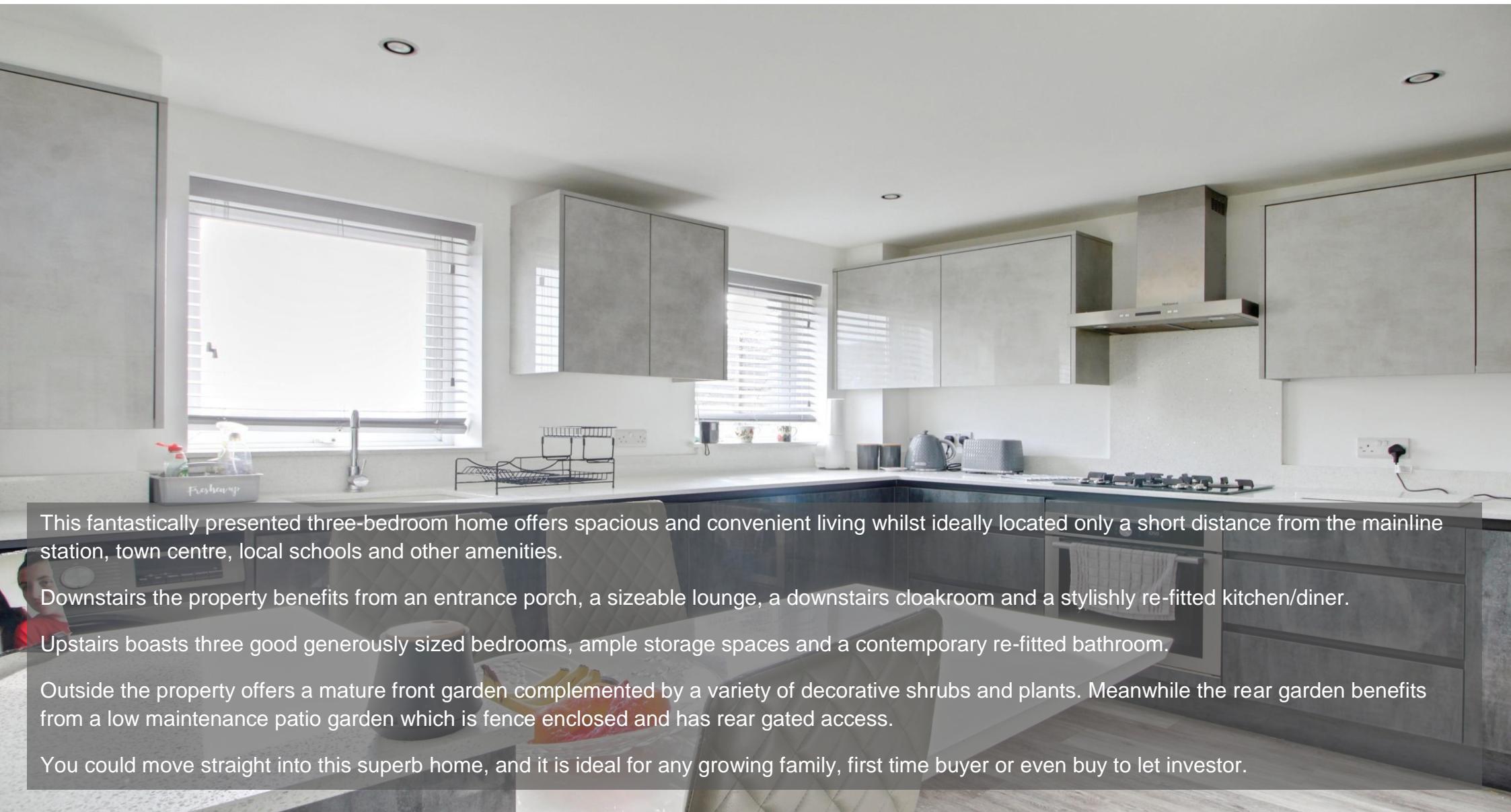
Bedrooms: 3 Bathroom: 1

Guide Price £260,000

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Property Features

- THREE BEDROOMS
- GENEROUS SIZED LIVING SPACES
- RE-FITTED CONTEMPORARY KITCHEN
- RE-FITTED MODERN BATHROOM
- AMPLE STORAGE
- DOWNSTAIRS CLOAKROOM
- SHORT DISTANCE TO TRAIN STATION
- WALKING DISTANCE TO TOWN CENTRE



This fantastically presented three-bedroom home offers spacious and convenient living whilst ideally located only a short distance from the mainline station, town centre, local schools and other amenities.

Downstairs the property benefits from an entrance porch, a sizeable lounge, a downstairs cloakroom and a stylishly re-fitted kitchen/diner.

Upstairs boasts three good generously sized bedrooms, ample storage spaces and a contemporary re-fitted bathroom.

Outside the property offers a mature front garden complemented by a variety of decorative shrubs and plants. Meanwhile the rear garden benefits from a low maintenance patio garden which is fence enclosed and has rear gated access.

You could move straight into this superb home, and it is ideal for any growing family, first time buyer or even buy to let investor.



Room Details & Dimensions

Entrance Porch

Double glazed UPVC door to front. Door to lounge.

Lounge $18' 8'' \times 11' 0''$ (5.69m x 3.35m)

Double glazed window to front. Radiator. Doorway to hallway.

Hallway

Double glazed door to rear. Radiator. Doors to kitchen/diner and cloakroom. Stairs to landing.

Kitchen/Diner $12' 2'' \times 10' 10''$ (3.71m x 3.30m)

Double glazed window to rear. Re-fitted kitchen with wall and base units, worktops, sink/drainer, electric oven and extractor, gas hob and fridge/freezer. Plumbing for washing machine. Radiator. Storage cupboard.

Cloakroom

Double glazed frosted window to rear. Low level WC. Wash hand basin.

Landing

Stairs from hallway. Doors to all three bedrooms and family bathroom. Storage cupboards. Loft access.

Bedroom One $11' 2'' \times 11' 2''$ (3.40m x 3.40m)

Double glazed window to rear. Radiator. Storage cupboard.

Bedroom Two $11' 6'' \times 10' 10''$ (3.50m x 3.30m)

Double glazed window to front. Radiator. Storage cupboard.



Bedroom Three 10' 2" x 7' 7" (3.10m x 2.31m)

Double glazed window to front. Radiator.

Family Bathroom

Double glazed frosted window to rear. Low level WC. Wash hand basin. Bath with mixer taps and shower over. Tiling. Heated towel rail.



Front Garden

Shingled front with a variety of decorative shrubs and plants. Path to front door.

Rear Garden

Fence enclosed rear garden with rear gated access. Entirely patio'd with shed.

Additional information

Tenure: Freehold

Council tax band: B

Construction Type: Traditional Brick

Parking: Un-allocated parking

Electric supply: Mains Electricity

Water supply: Mains water

Sewerage: Mains Sewerage

Heating supply: Gas Central Heating

Mobile Signal: Good

Broadband: Fibre

Rights or Restrictions: None disclosed by owner

Listed Building Status: No

Conservation Area: No

Any Public Rights Of Way Across Title: No

Any Planning Permissions & Development Proposals: No

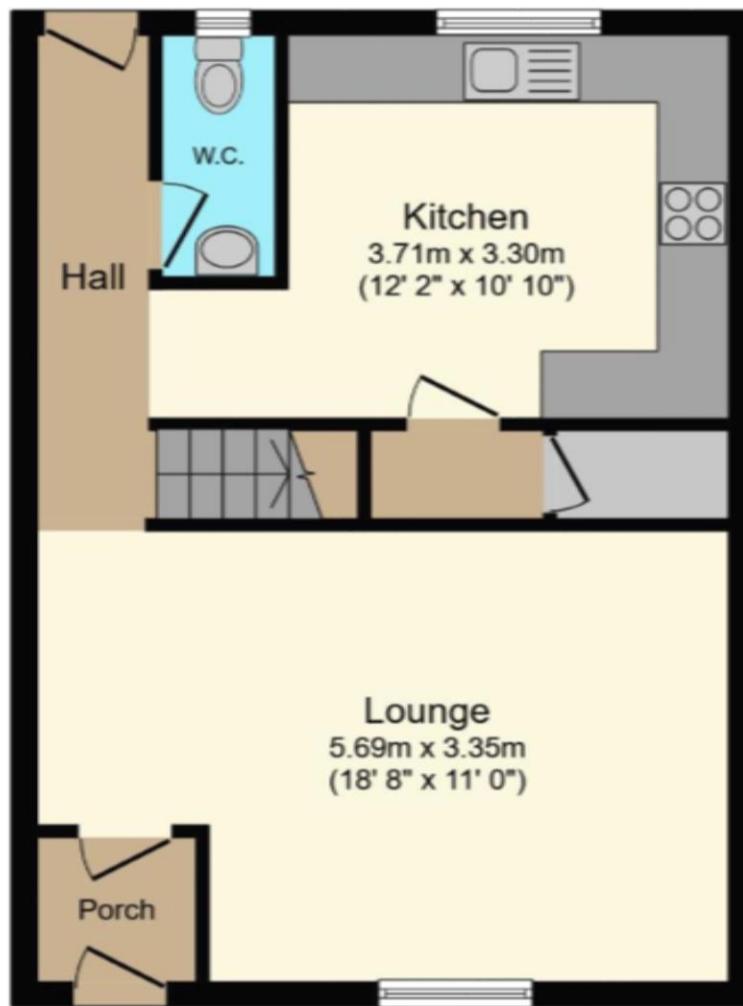
Any floods in last 5 years: No

Accessibility & Adaptons: None





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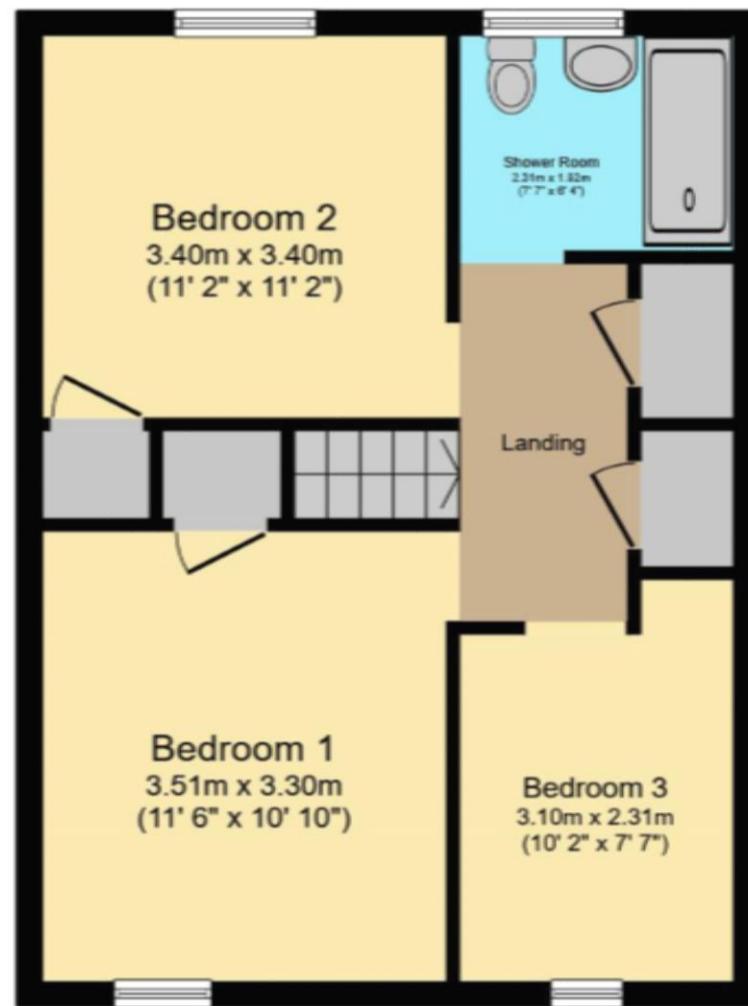


Ground Floor

Floor area 48.8 sq.m. (526 sq.ft.)

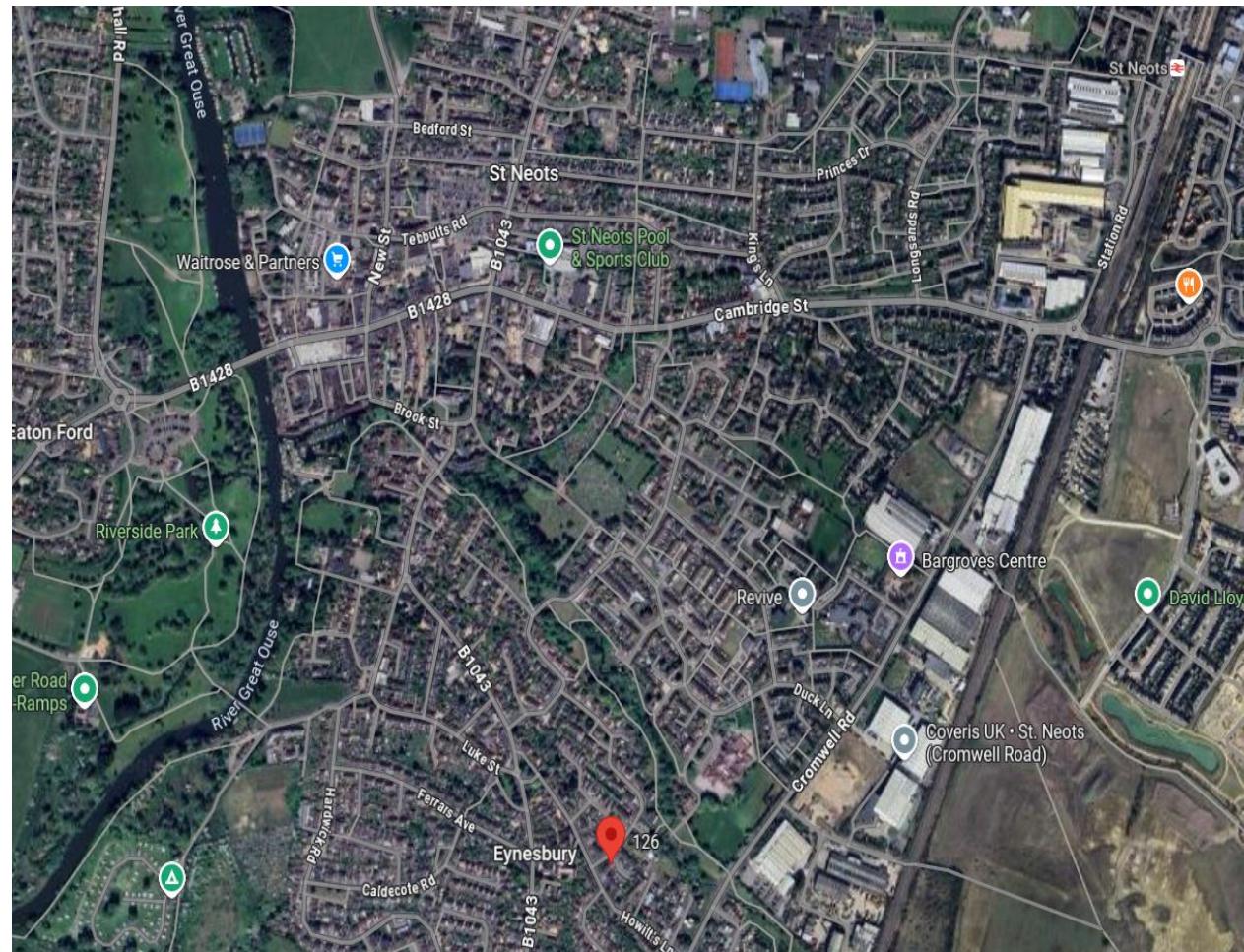
Total floor area: 97.7 sq.m. (1,051 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



First Floor

Floor area 48.8 sq.m. (526 sq.ft.)



Council Tax Band: B
Local Schools: Winhills Primary School
EPC Rating: C
Tenure: Freehold
Term Remaining: n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.