

ten sales &  
lettings

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85, Meadowsweet, St. Neots, PE19 7GR

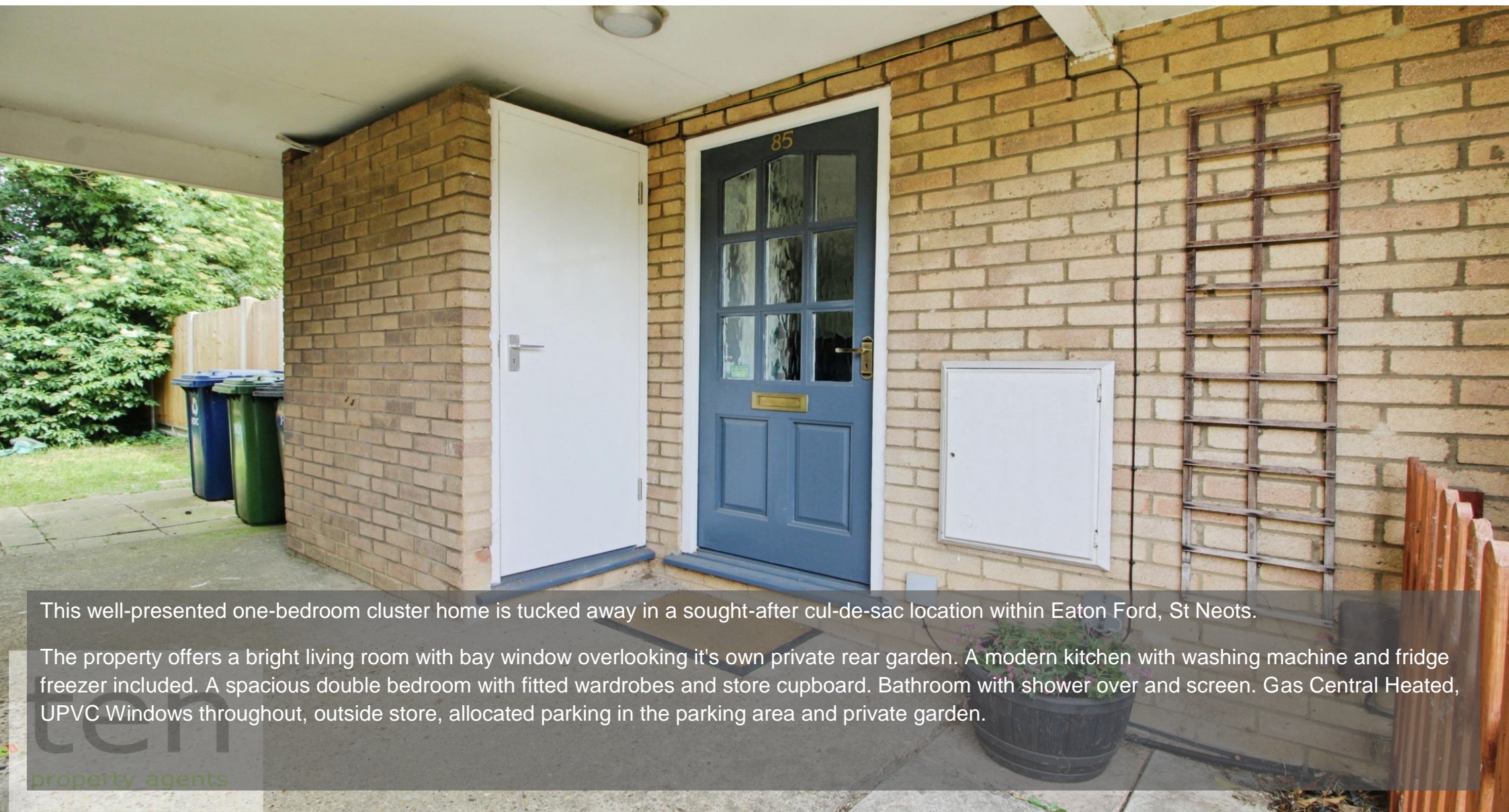
Bedrooms: 1 Bathroom: 1

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£178,000  
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# Property Features

- LARGE PRIVATE GARDEN
- ONE DOUBLE BEDROOM WITH WARDROBES
- ALLOCATED PARKING
- CHAIN FREE
- LOUNGE BAY WINDOW OVERLOOKING GARDEN
- EXCELLENT LOCATION



This well-presented one-bedroom cluster home is tucked away in a sought-after cul-de-sac location within Eaton Ford, St Neots.

The property offers a bright living room with bay window overlooking it's own private rear garden. A modern kitchen with washing machine and fridge freezer included. A spacious double bedroom with fitted wardrobes and store cupboard. Bathroom with shower over and screen. Gas Central Heated, UPVC Windows throughout, outside store, allocated parking in the parking area and private garden.



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# Room Details & Dimensions

## Lounge

*12' 8" x 10' 1" (3.86m x 3.07m)*

Wooden and double glazed front door. Double glazed bay window to rear. Door to kitchen. Stairs to landing. Radiator.

## Kitchen

*9' 2" x 5' 1" (2.79m x 1.55m)*

Double glazed window to rear. Fitted kitchen with wall and base units, worktops, oven, hob, extractor, sink drainer and plumbing for washing machine.

## Landing

Stairs from lounge. Doors to bedroom and bathroom.

## Bedroom

*12' 9" x 7' 10" (3.88m x 2.39m)*

Double glazed window to rear. Radiator. Built in wardrobes.

## Bathroom

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



## Garden

Fence and hedge enclosed rear garden with gated access, which is mostly laid to lawn with a small patio.

## Parking

Allocated parking spot in parking area.

## Additional information

Tenure: Freehold

Lease length: N/A

Ground Rent: N/A

Service Charge: N/A

Construction Type: Traditional Brick

Parking: Allocated Parking Space

Electric supply: Mains Electricity

Water supply: Mains water

Sewerage: Mains Sewerage

Heating supply: Gas Central Heating

Mobile Signal: Good

Broadband Signal: Very Good

Council Tax: A

Rights or Restrictions: None disclosed by owner

Listed Building Status: No

Conservation Area: No

Any Public Rights Of Way Across Title: No - Gate to garden via walkway

Any Planning Permissions & Development Proposals: No

Any floods in last 5 years: No

Accessibility & Adaptions: None





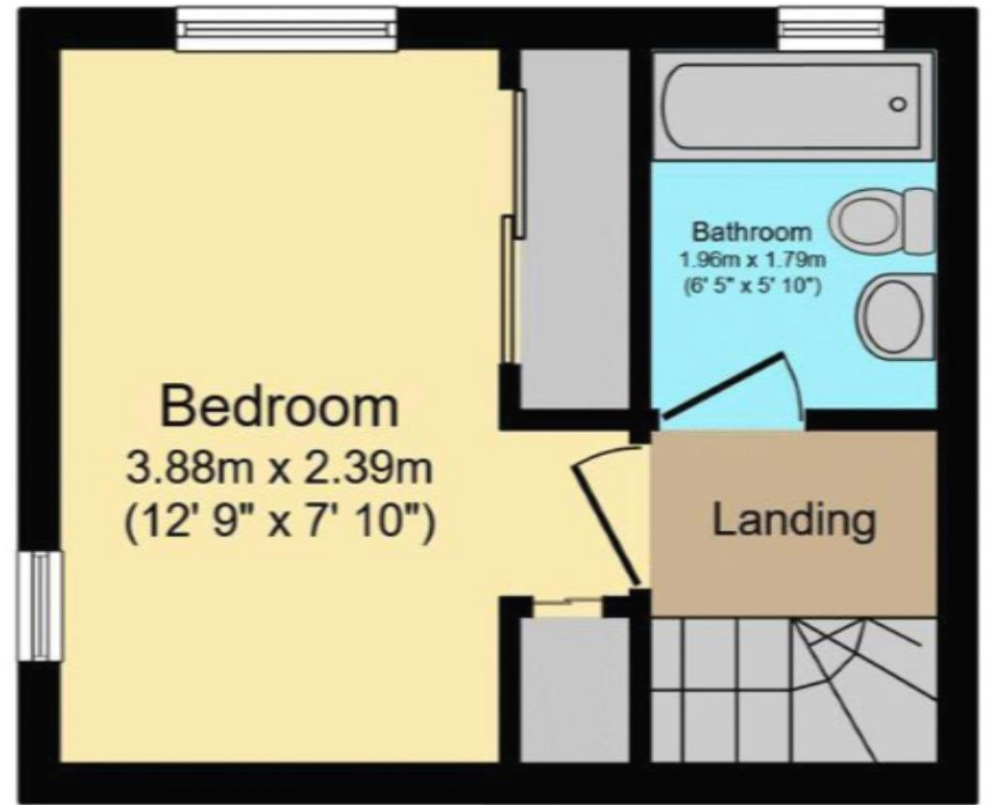
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## Ground Floor

Floor area 20.0 m<sup>2</sup> (215 sq.ft.)

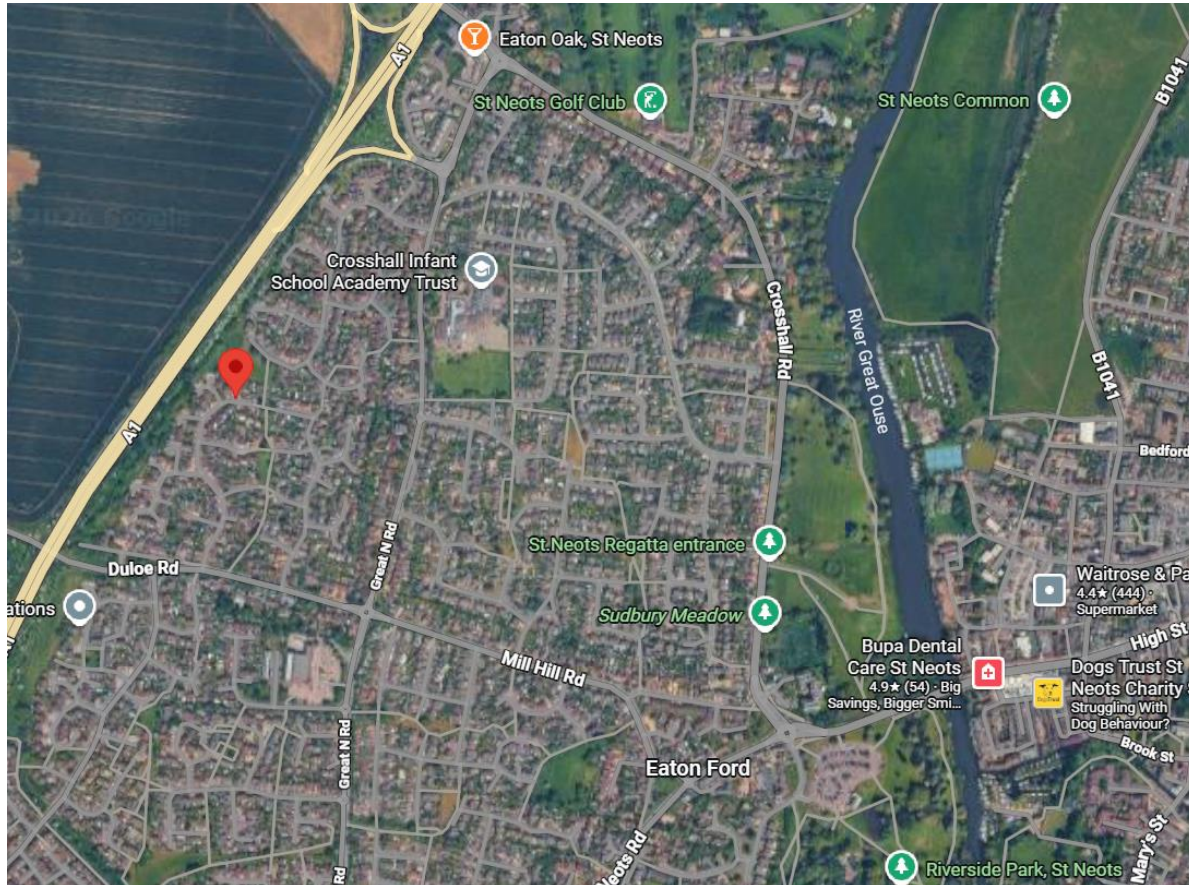


## First Floor

Floor area 18.3 m<sup>2</sup> (197 sq.ft.)

**TOTAL: 38.3 m<sup>2</sup> (412 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](http://www.Propertybox.io)



Council Tax Band: A  
Local Schools: Crosshall  
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.