ten sales & lettings

office: 01480 274310
email: info@tenpropertyagents.co.uk



37 St. Neots Road St. Neots PE19 7BA

Bedrooms: 2 Bathroom: 1

£199,950

experience better

Property Features

- Refitted Kitchen With Granite Worktop
- Refitted Bathroom Suite
- Workshop To Rear Garden
- Walking Distance To Town Centre
- Two Double Bedrooms
- Open Plan Living
- Gas Central Heating
- UPVC Windows & Doors





Description

Ten Property Agents are delighted to offer this beautifully presented 2 Bedroom Victorian terrace property in the heart of Eaton Ford. Newly refurbished to include a gloss cream and granite work top kitchen, refitted bathroom suite, two double bedrooms, gas central heating and UPVC windows throughout.

A large workshop / shed also included to rear of the garden. The property is located within walking distance of St Neots Town Centre.

The property must be viewed to appreciate the quality finish throughout.



Room Details & Dimensions

Front Garden

Gated access to hard standing front garden with walled surround. Ample on street parking directly to the front.

Lounge/Diner *11' 0" x 11' 8" (3.35m x 3.55m)*

Renovated retaining original features included fireplace with wood base and exposed brick (currently not in use but an ideal position for log burner). Wood effect flooring throughout, storage cupboard for TV and TV point. LED lighting, radiator and space for dining table and chairs.

Kitchen *11' 5" x 8' 0" (3.48m x 2.44m)*

Fully refitted kitchen with a range of white gloss units, complemented with a granite work surface and sunken stainless steel sink with chrome mixer tap.

Electric ceramic hob and oven. Separate under stair space with additional matching units and space for full height fridge freezer. Wood effect flooring. LED lighting and access to stairs and utility area.

Utility room

Utility area with plumbing and space for washing machine and enclosed wall mounted boiler. Tiled flooring throughout into bathroom. Rear UPVC door. Underfloor heating.

Bathroom

Refitted bathroom suite with wooden combination vanity unit housing WC and white modern bowl sink with chrome mixer tap.

White bath with glass shower screen and chrome taps with shower mixer over.

Underfloor heating, fully tiled walls and floors, chrome towel heater, shaver point and window to rear.





Bedroom One *12' 0" x 9' 7" (3.65m x 2.92m)*

Double bedroom with UPVC window to front, radiator and two double build in wardrobes. TV point and electrical sockets.

Bedroom Two *8' 5" x 8' 1" (2.56m x 2.46m)*

Double bedroom, UPVC window to rear, electrical sockets and radiator.

Rear Garden

Hard standing rear garden, outside tap and bin access to side passage. Large 11.3ft x 7.8ft workshed to rear of garden.









Floorplan



Ground Floor

Floor area 34.7 sq. m. (374 sq. ft.) approx

First Floor

Floor area 24.7 sq. m. (266 sq. ft.) approx

Total floor area 59.4 sq. m. (639 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Useful Details

Council Tax Band: A

Local Amenities: Walking distance to - St Neots Town Centre / Eaton Socon Bowls Club / Local Shops / X5 Bus to Cambridge/Bedford to front.

EPC Rating: TBC

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Directions

On leaving the Ten Property Agents office on South Street proceed towards Eaton Ford. At the roundabout take the second left B1428. Continue on this road for approximately half a mile. The property can be found on the right hand side.

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.

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