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ST. NEOTS, PE19 2DL

GUIDE PRICE £325,000

Vanessa Newman Property Agents are delighted to present this well-maintained three-bedroom family home, originally constructed in the 1960s.

The property has been lovingly cared for by the current owners, with both the kitchen and family bathroom maintained to a high standard. The accommodation comprises a spacious living room featuring an open fireplace, and a modern, generously sized kitchen/dining room overlooking the south-facing rear garden.

Upstairs, the property offers three bedrooms (two doubles and one single), along with a separate WC and family bathroom.

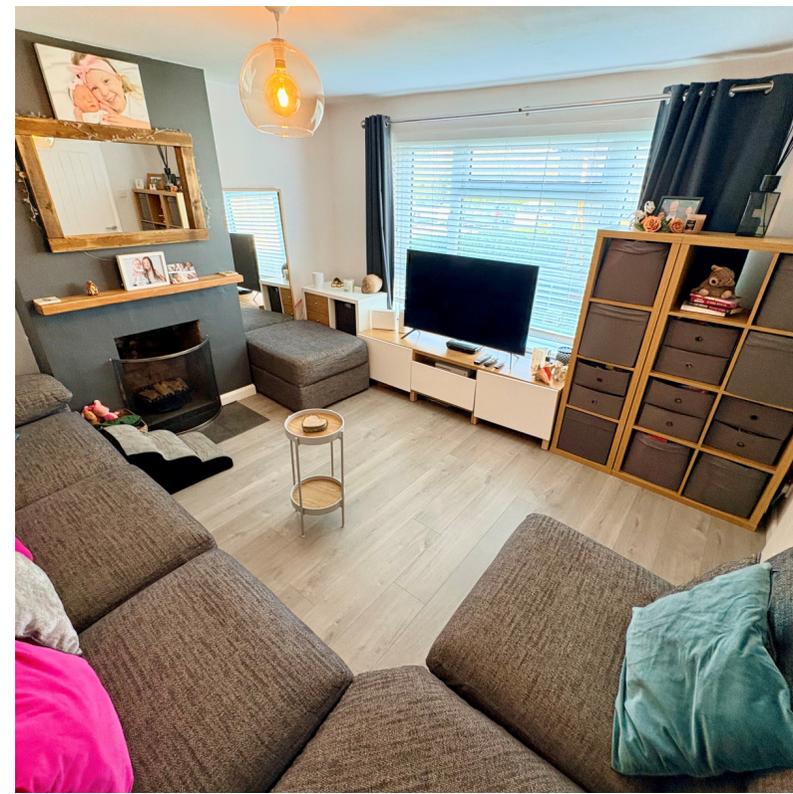
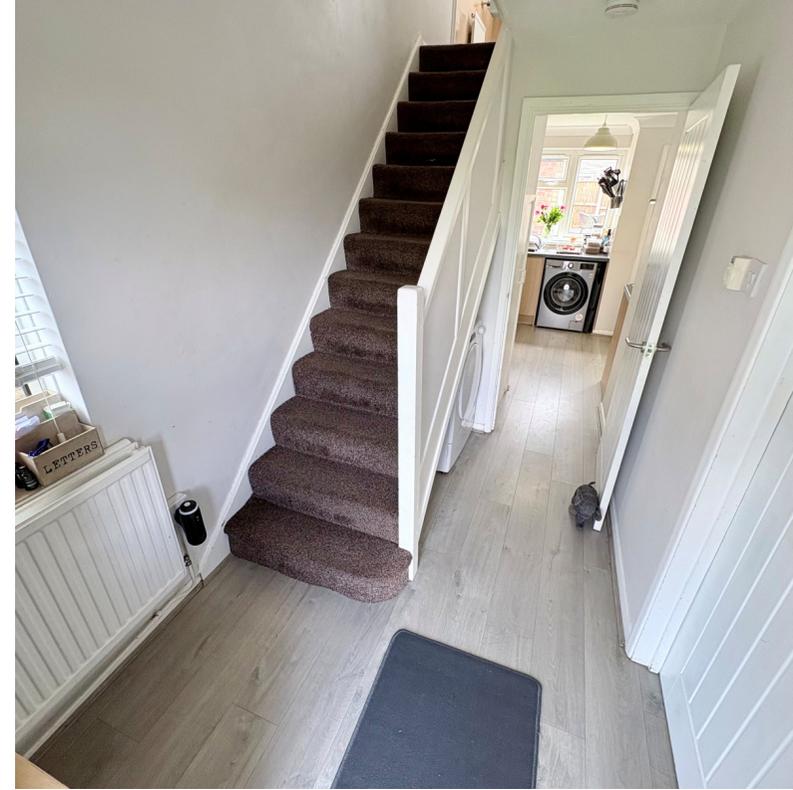
Additional benefits include cavity wall construction, gas central heating, and replacement windows and doors.

Externally, the home boasts a good-sized front garden and a fully enclosed rear garden. The rear garden features a concrete patio area, two raised decked spaces, a summer house, and a brick-built structure which has been converted into a modern office, a summer house and a shed (both with an electrical supply). The garden is laid with artificial grass, providing a practical and low-maintenance outdoor space. There is both side and rear access to the garden.

Situated in the popular area of Eynesbury, the property is less than one mile from St Neots town centre and benefits from a wide range of local amenities. St Neots offers an excellent selection of shops, pubs, restaurants, supermarkets, and cafés. Riverside Park and St Neots railway station (approximately 1.3 miles away) are also nearby, offering direct services to London King's Cross in around 40 minutes.

The property is within walking distance of several well-regarded schools, including Winhills Primary School, Samuel Pepys School, and Eynesbury CofE C Primary School, with Longsands Academy serving as the nearest secondary school.

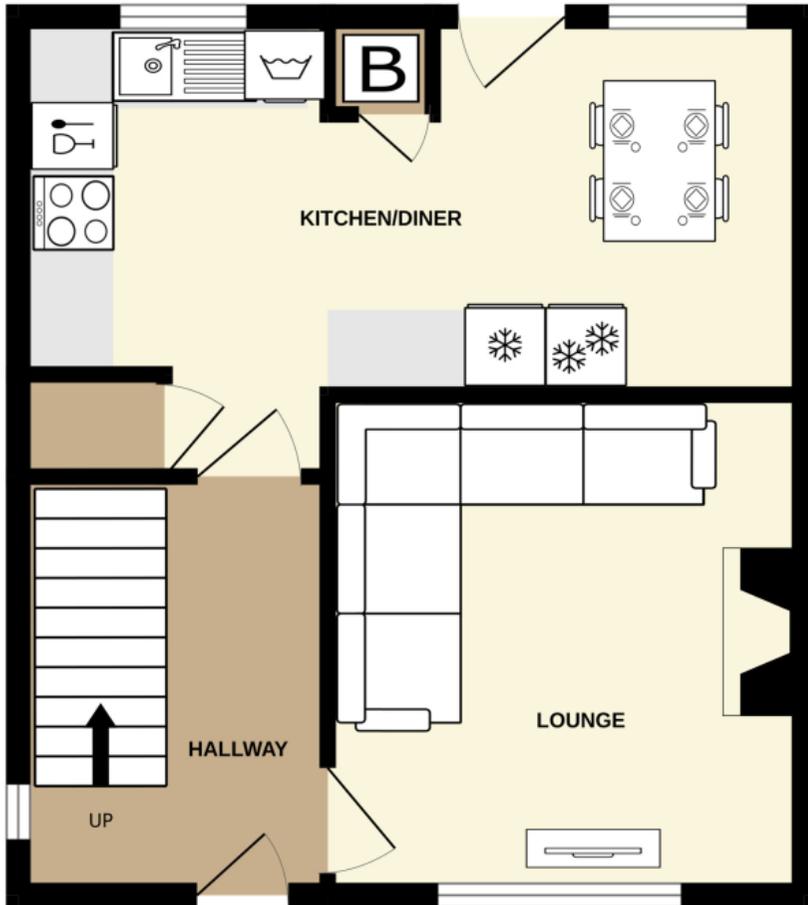
Early viewing is highly recommended to fully appreciate the condition and spacious accommodation this excellent home has to offer.



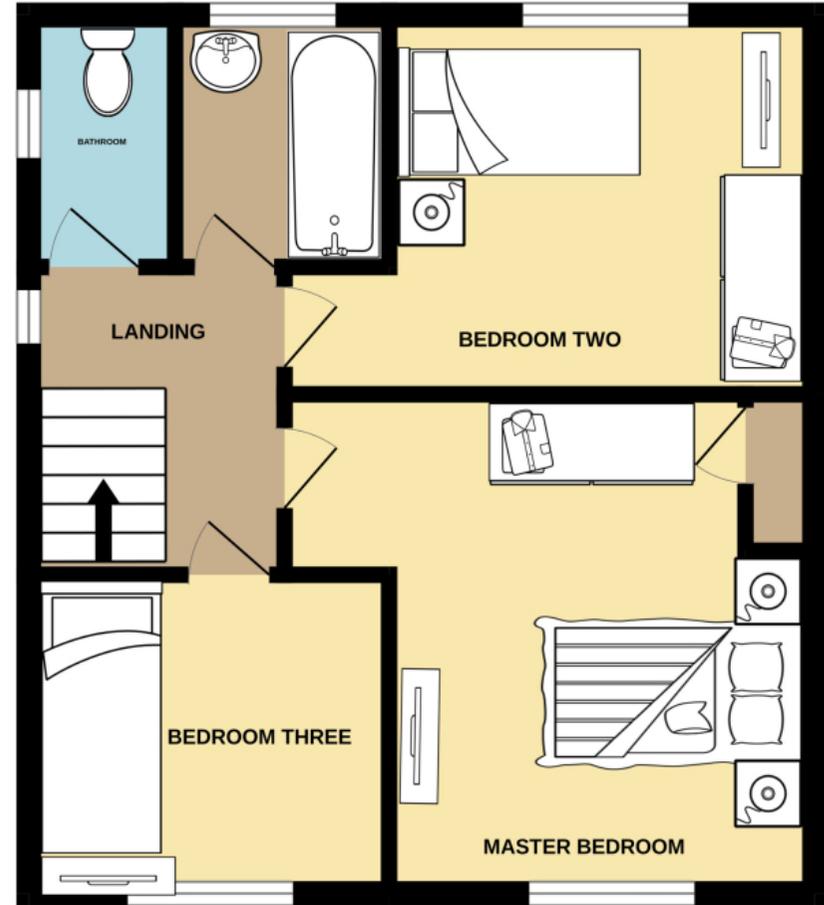




GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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