

ten sales &
lettings

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21, Alder Close, St. Neots, PE19 7GQ

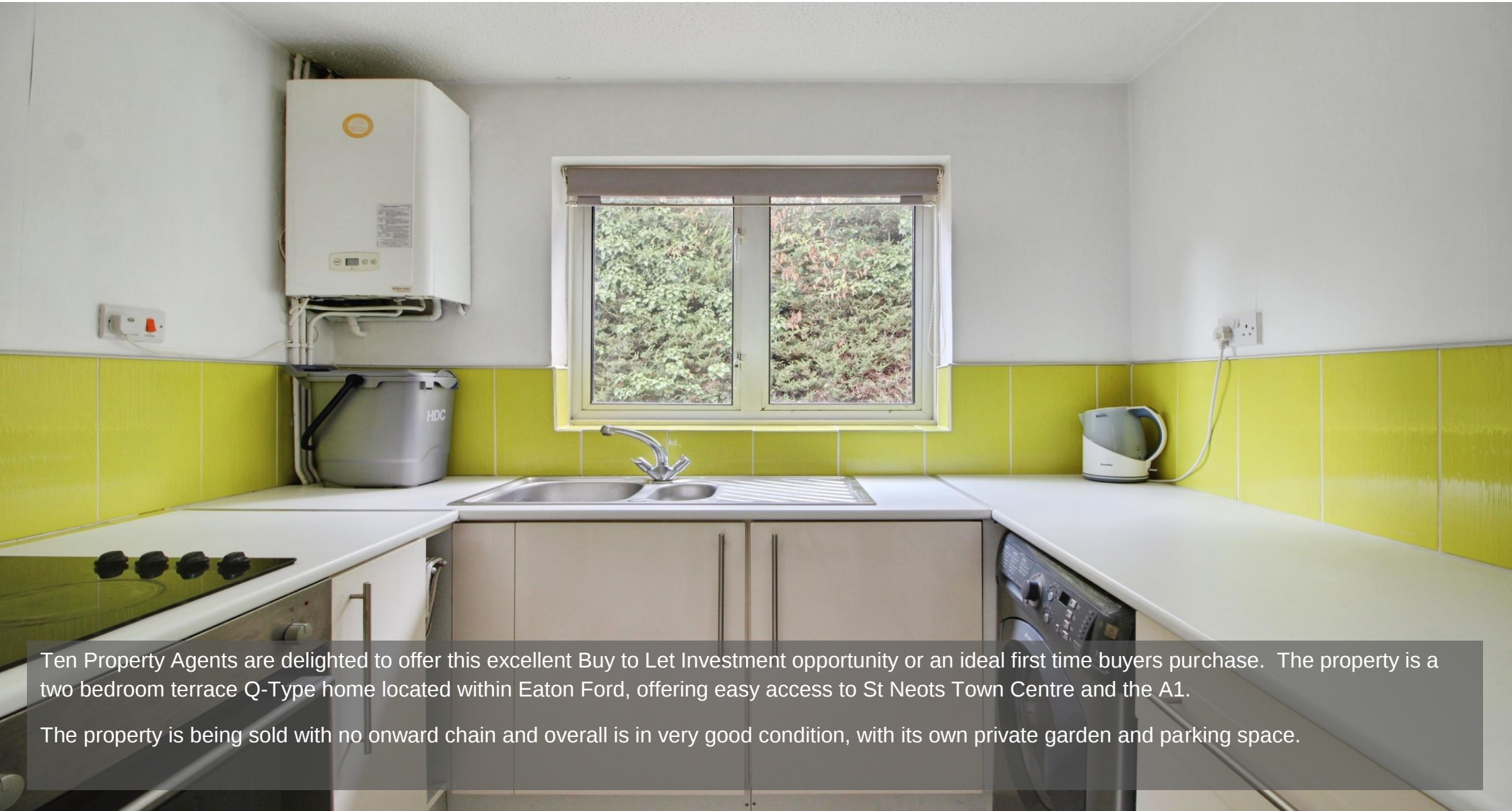
Bedrooms: 2 Bathroom: 1

Offers in Excess of £200,000

experience better

Property Features

- CHAIN FREE
- 2 BEDROOM
- PARKING SPACE
- PRIVATE GARDENS
- GAS CENTRAL HEATING
- CONTEMPORARY KITCHEN
- MODERN BATHROOM
- EXCELLENT BUY TO LET AND IDEAL FIRST TIME BUYER PROPERTY



Ten Property Agents are delighted to offer this excellent Buy to Let Investment opportunity or an ideal first time buyers purchase. The property is a two bedroom terrace Q-Type home located within Eaton Ford, offering easy access to St Neots Town Centre and the A1.

The property is being sold with no onward chain and overall is in very good condition, with its own private garden and parking space.



Lounge space with bay window and space for Dining Table

Room Details & Dimensions

Lounge 15' 7" x 14' 6" (4.75m x 4.42m)

Entrance door leading into Lounge area with wall mounted TV point, bay window overlooking gardens, double radiator and dining area.

Kitchen 8' 10" x 8' 10" (2.69m x 2.69m)

Contemporary style base and eye level units with one and half bowl stainless steel sink, built in electric oven and hob and space for washing machine and fridge freezer. Window to side aspect overlooking gardens.

Bedroom One 12' 2" x 8' 6" (3.71m x 2.59m)

Double bedroom with side aspect window.

Bedroom Two 8' 10" x 8' 9" (2.69m x 2.66m)

Bedroom with front window, wood effect flooring.

Bathroom

Modern bathroom suite with bath and wall mounted shower controls, WC and wash hand basin, window to front.

Gardens & Parking

A generous corner plot with private gardens and conifer tree border. Allocated parking is to the front of the property.



Additional Information

Tenure: Freehold

Council tax band: 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: Full Fibre

Rights or Restrictions: None disclosed by owner

Listed Building Status: No

Conservation Area: No

Any Public Rights Of Way Across Title: No

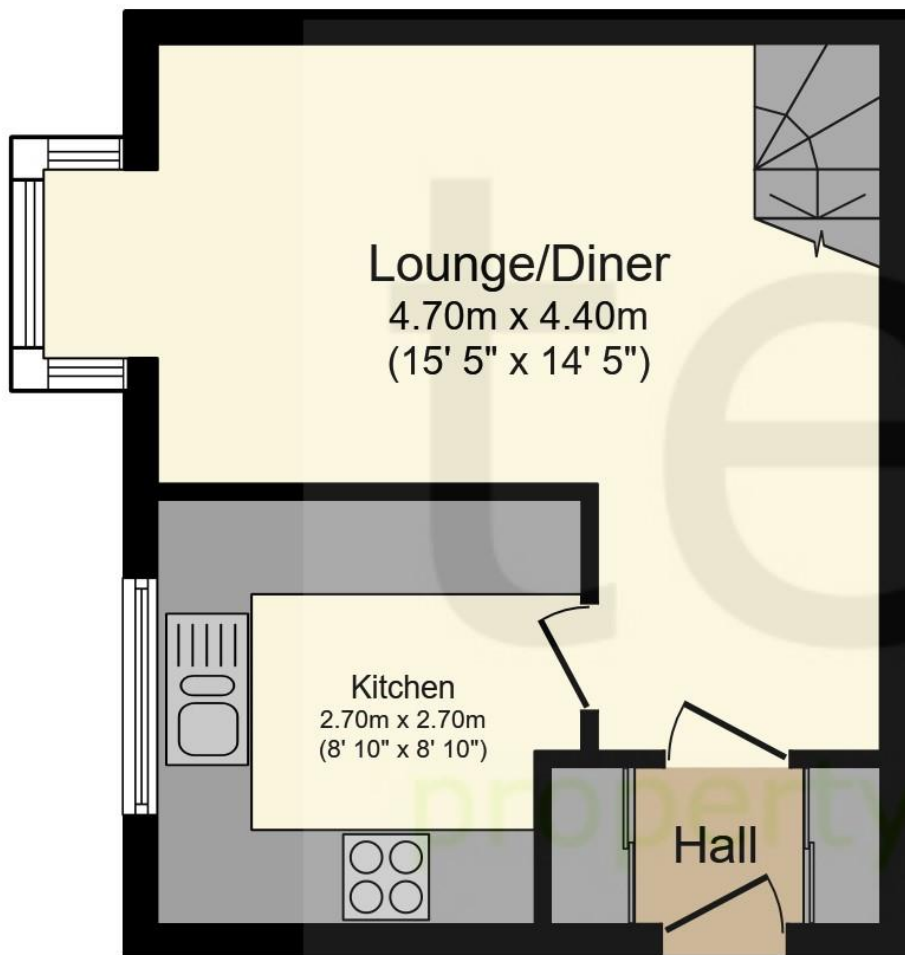
Any Planning Permissions & Development Proposals: No

Any floods in last 5 years: No

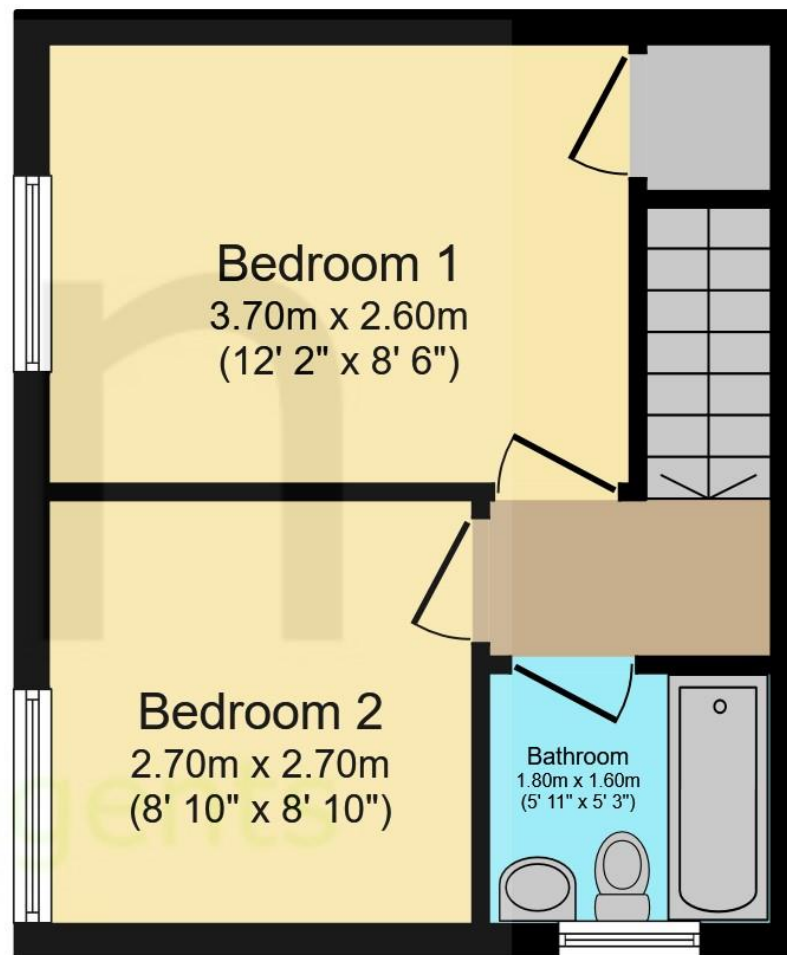
Accessibility & Adaptions: None







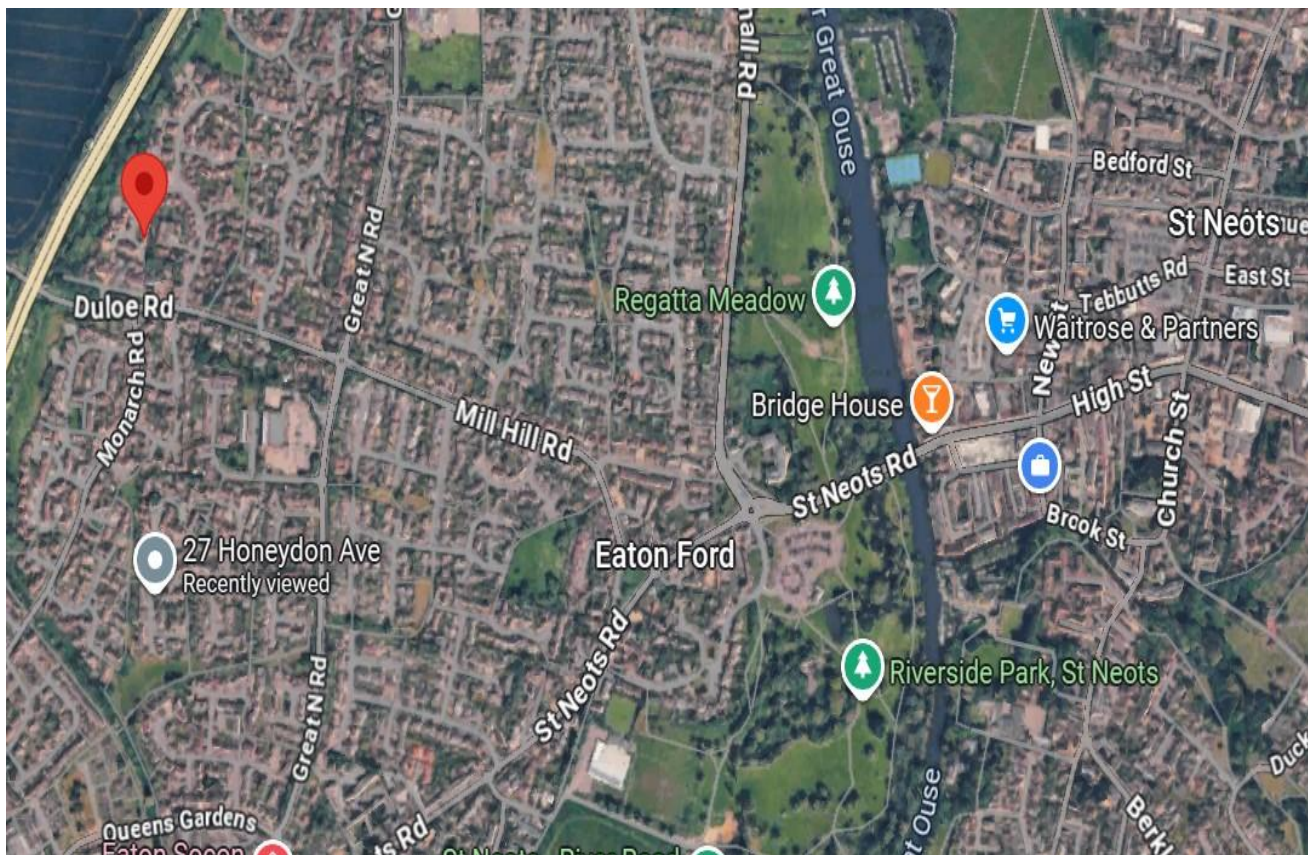
Ground Floor



First Floor

Total floor area: 52.4 sq.m. (564 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



Council Tax Band: A
 Local Schools: Crossshall Primary 0.5 miles
 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.