

ten sales &
lettings

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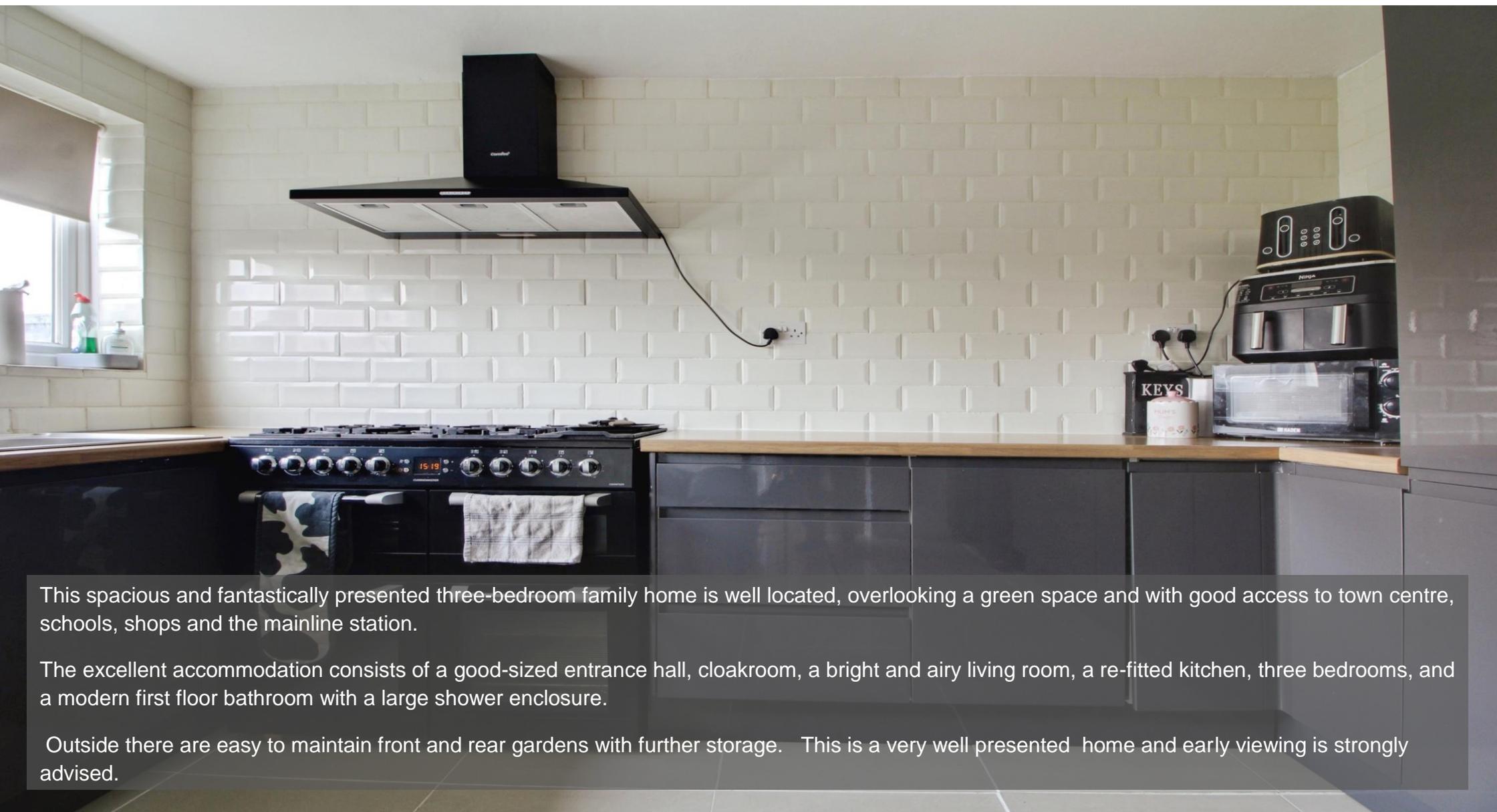
Bedrooms: 3 Bathroom: 1

£265,000

experience better

Property Features

- THREE BEDROOMS
- CLOSE TO TOWN CENTRE
- DOWNSTAIRS CLOAKROOM
- MODERN BATHROOM
- FRONT & REAR GARDEN
- RE-FITTED KITCHEN



This spacious and fantastically presented three-bedroom family home is well located, overlooking a green space and with good access to town centre, schools, shops and the mainline station.

The excellent accommodation consists of a good-sized entrance hall, cloakroom, a bright and airy living room, a re-fitted kitchen, three bedrooms, and a modern first floor bathroom with a large shower enclosure.

Outside there are easy to maintain front and rear gardens with further storage. This is a very well presented home and early viewing is strongly advised.



Washing Machine

Window with brown blind and various items on the sill including a teapot, vase, and cleaning supplies.

COFFEE SUGAR TEA

15:15

Room Details & Dimensions

Entrance Hall

Double glazed composite door to front. Radiator. Cupboard.

Lounge 13' 9" x 13' 2" (4.19m x 4.01m)

Double glazed window to front. Radiator.

Kitchen 12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to rear. Re-fitted kitchen with wall and base units, worktops sink/drain, cooker point, plumbing for washing machine and dishwasher. Central heating boiler. Pantry cupboard.

Cloakroom

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

Landing

Stairs from hall way. Loft access. Airing cupboard.

Bedroom One 12' 5" x 10' 9" (3.78m x 3.27m)

Double glazed window to front. Radiator.

Bedroom Two 13' 3" x 10' 6" (4.04m x 3.20m)

Double glazed window to rear. Radiator.

Bedroom Three 9' 0" x 7' 0" (2.74m x 2.13m)

Double glazed window to front. Radiator. Shelving and clothes rails.



Bathroom

Double glazed frosted window to rear. Low level WC. Wash hand basin. Shower cubicle. Tiling. Heated towel rail.

Front garden

Path to front door. Low brick wall. Landscaped artificial turfed garden with decorative shrubs and flowers to border.

Rear Garden

Fence enclosed. Artificial lawn and decking. Shed. Brick wall and gated rear access

Parking

Unallocated parking areas to rear and side.

Additional information

Tenure: Freehold

Council tax band: B

Construction Type: Traditional Brick

Parking: Unallocated parking areas

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

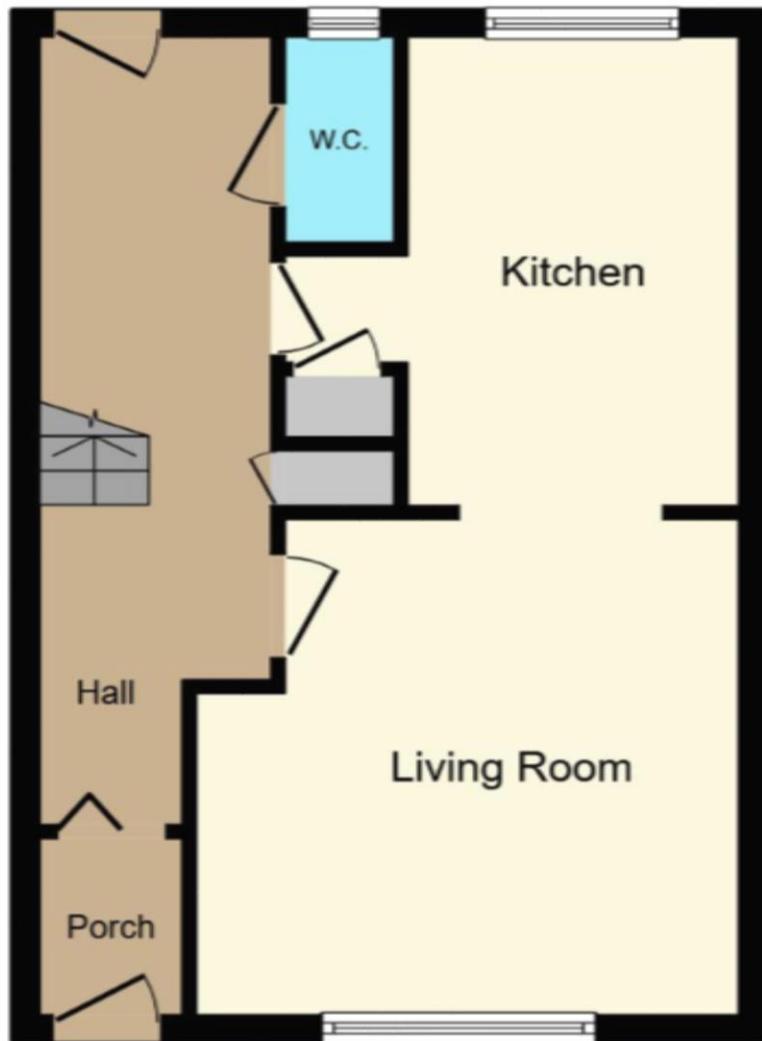
Accessibility & Adaptions: None

Agent's notes: None

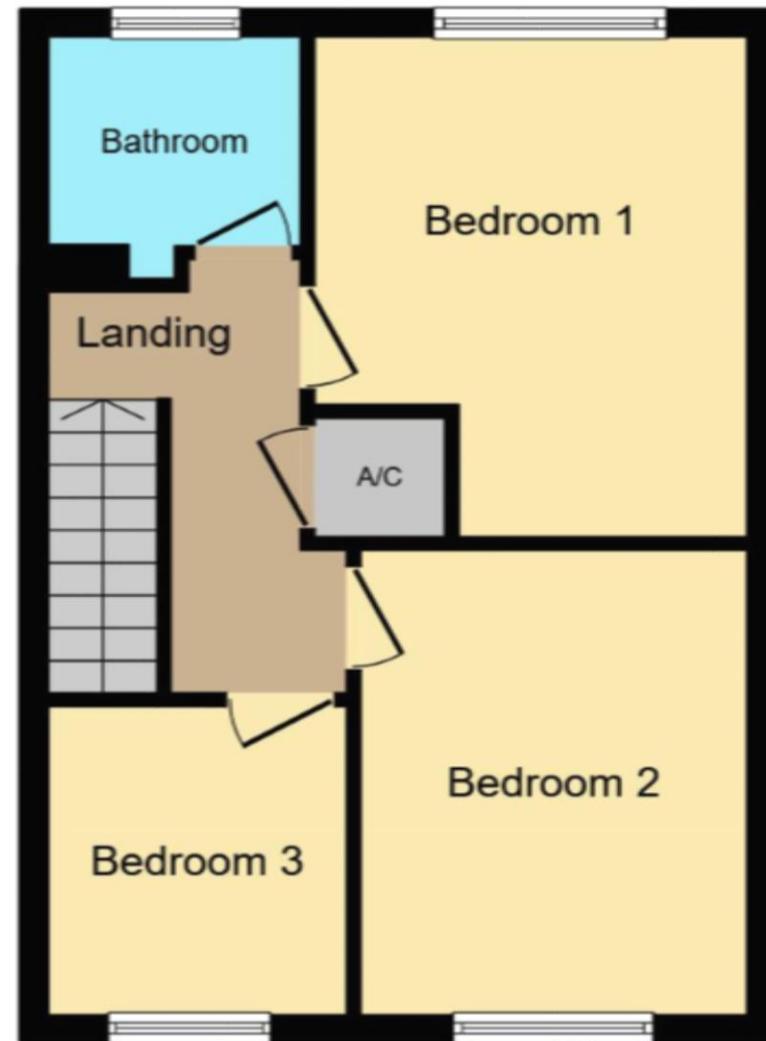




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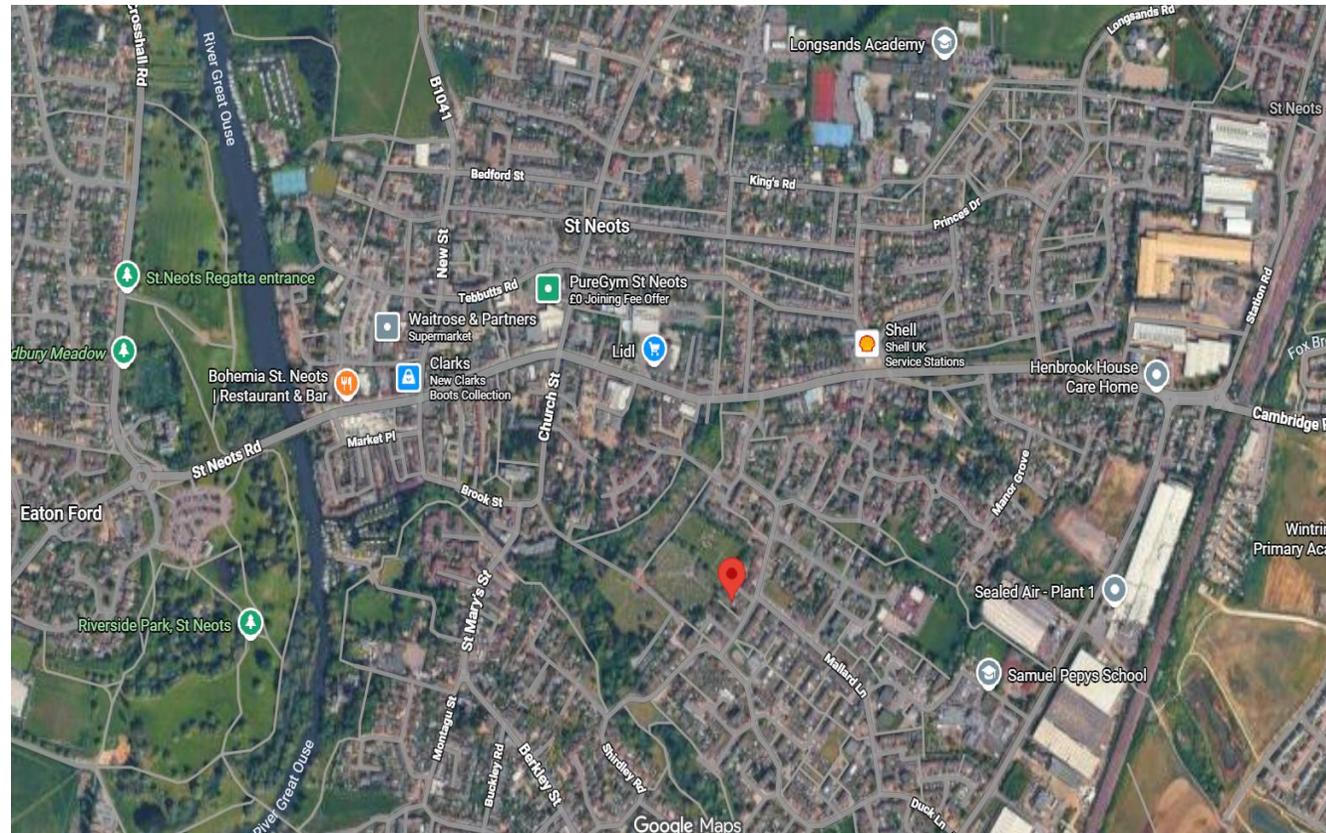


Ground Floor



First Floor

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: B
Local Schools: Winhills Primary
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.