

ten sales &
lettings

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68, Caxton End, Eltisley Village, St. Neots, PE19 6TJ

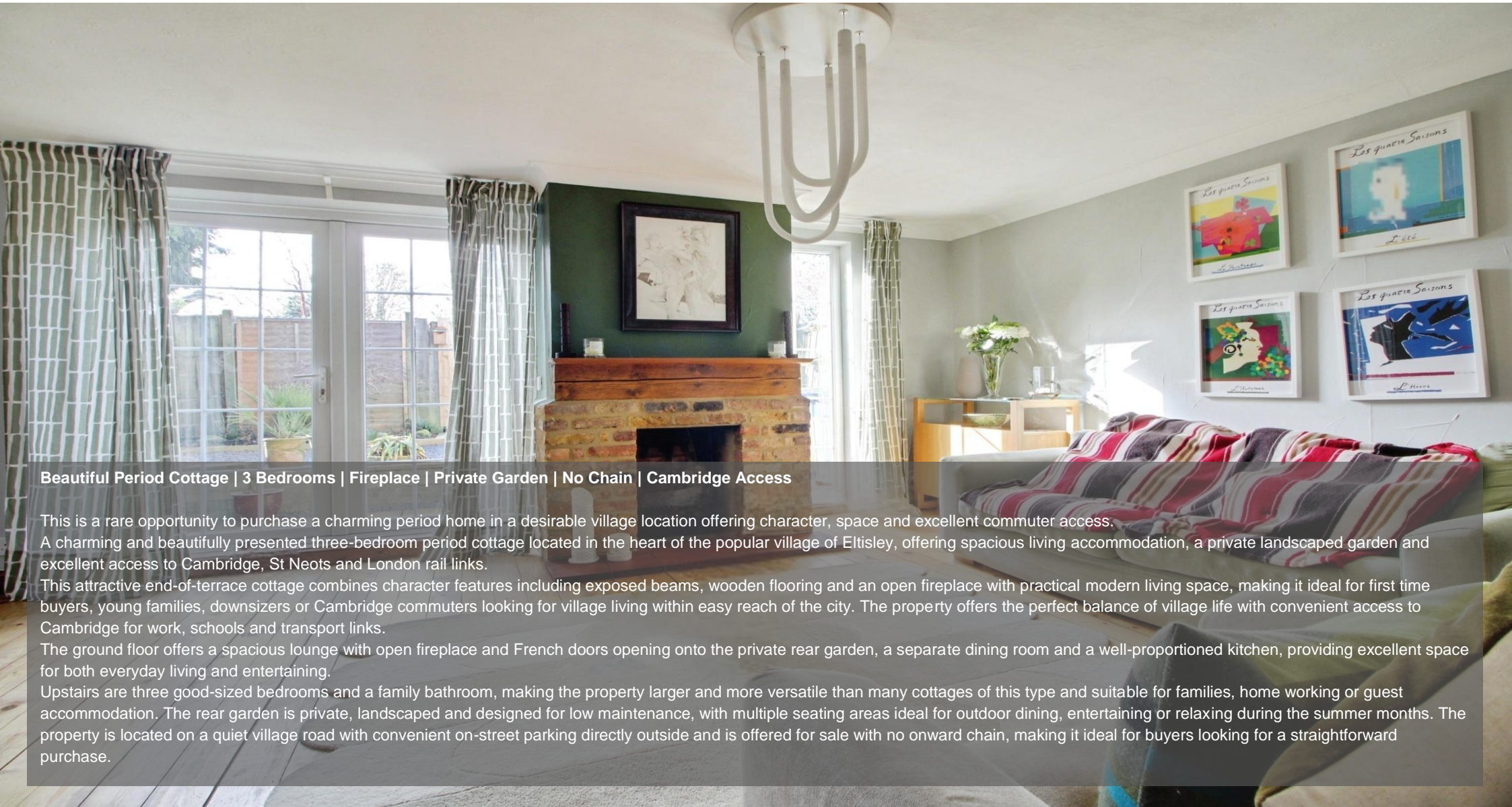
Bedrooms: 3 Bathroom: 1

£340,000

experience better

Property Features

- STUNNING PERIOD COTTAGE
- THREE DOUBLE BEDROOMS
- LANDSCAPED GARDENS
- OPEN FIREPLACE & PERIOD FEATURES
- BEAUTIFULL VILLAGE LOCATION
- NO ONWARD CHAIN
- DINING ROOM
- EASY ACCESS TO CAMBRIDGE, ST NEOTS AND BEDFORD



Beautiful Period Cottage | 3 Bedrooms | Fireplace | Private Garden | No Chain | Cambridge Access

This is a rare opportunity to purchase a charming period home in a desirable village location offering character, space and excellent commuter access.

A charming and beautifully presented three-bedroom period cottage located in the heart of the popular village of Eltisley, offering spacious living accommodation, a private landscaped garden and excellent access to Cambridge, St Neots and London rail links.

This attractive end-of-terrace cottage combines character features including exposed beams, wooden flooring and an open fireplace with practical modern living space, making it ideal for first time buyers, young families, downsizers or Cambridge commuters looking for village living within easy reach of the city. The property offers the perfect balance of village life with convenient access to Cambridge for work, schools and transport links.

The ground floor offers a spacious lounge with open fireplace and French doors opening onto the private rear garden, a separate dining room and a well-proportioned kitchen, providing excellent space for both everyday living and entertaining.

Upstairs are three good-sized bedrooms and a family bathroom, making the property larger and more versatile than many cottages of this type and suitable for families, home working or guest accommodation. The rear garden is private, landscaped and designed for low maintenance, with multiple seating areas ideal for outdoor dining, entertaining or relaxing during the summer months. The property is located on a quiet village road with convenient on-street parking directly outside and is offered for sale with no onward chain, making it ideal for buyers looking for a straightforward purchase.



Room Details & Dimensions

Entrance Hall

A side door into entrance hall with exposed timber flooring and radiator. Doors into Lounge and Kitchen.

Kitchen 12' 4" x 11' 3" (3.76m x 3.43m)

A range of country style base and eye level units with undercounter space and plumbing for washing machine, dishwasher, fridge and freezer.

Single built in electric oven with tiles splashback and brickwork edging. Tiled flooring and exposed beam. Window to front aspect.

Lounge 15' 5" x 17' 7" (4.70m x 5.36m)

A spacious family Lounge with open fireplace and brick surround, oak mantle and tile hearth. Exposed wooden flooring provides a lovely warm period feel.

Double French doors lead onto the patio area and gardens with an extra side window onto the garden.

Dining Room 11' 3" x 12' 5" (3.43m x 3.78m)

Window to front aspect and space for 6-8 seater table and dresser. Under stair cupboard, radiator and wooden staircase to first floor.

Landing

Double size airing cupboard and access to Bedrooms and Bathroom.



Bedroom One 12' 4" x 11' 3" (3.76m x 3.43m)

A double room with window to front aspect, radiator and ample space for wardrobe.

Bedroom Two 11' 5" x 9' 8" (3.48m x 2.94m)

Double bedroom with dual aspect windows to side and rear gardens. Built in wardrobe space and radiator.

Bedroom Three 9' 4" x 9' 3" (2.84m x 2.82m)

Double bedroom with built in wardrobe space, window to front and radiator.

Bathroom

A family bathroom with WC, Wash Basin, Bath Tub and wall mounted chrome shower controls over.

Vinyl wood effect flooring, window to side and radiator.

Rear Gardens

A landscaped low maintenance rear garden with paved seating area, raised bedding and steps onto gravelled area leading to newly installed deck seating section.

The garden is fully private and experiences excellent sun light. To the side passage is an outside tap and gate to the front of the property.

Parking

The property has on street parking directly to the front.



Additional Information

- Tenure: Freehold
- Council tax band: C
- Construction Type: Traditional Brick
- Parking: On Street
- Electric supply: Mains Electricity
- Water supply: Mains water
- Sewerage: Mains Sewerage
- Heating supply: Oil Central Heating
- Mobile Signal: Good Broadband: 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





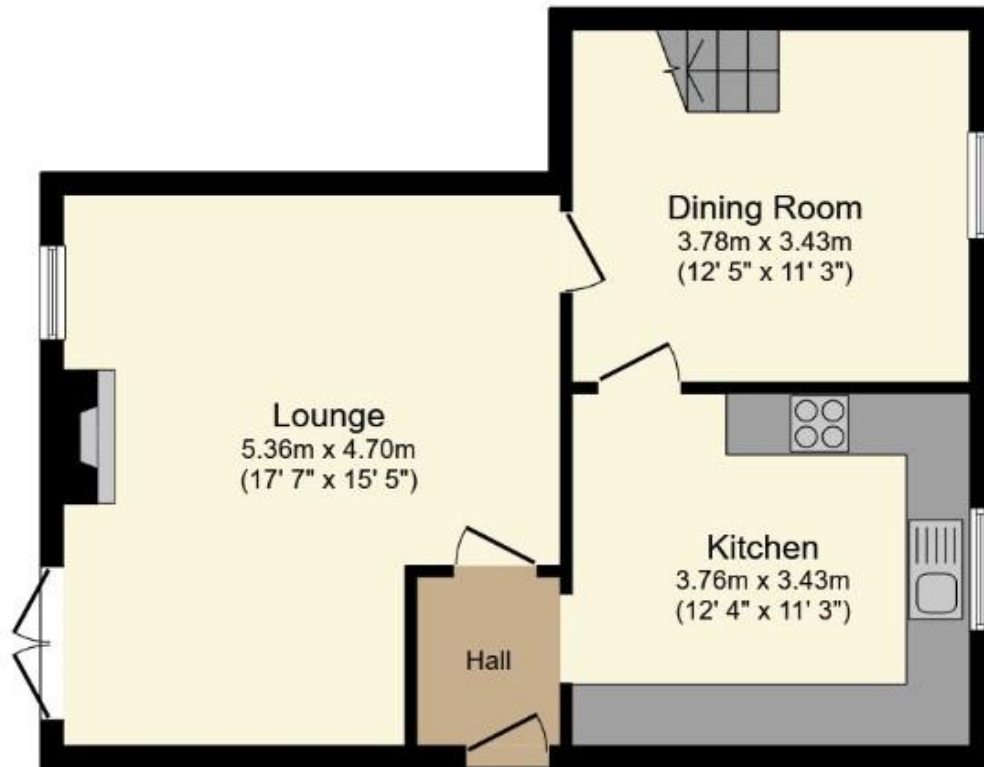
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Floorplan



Ground Floor

Floor area 51.9 sq.m. (558 sq.ft.)

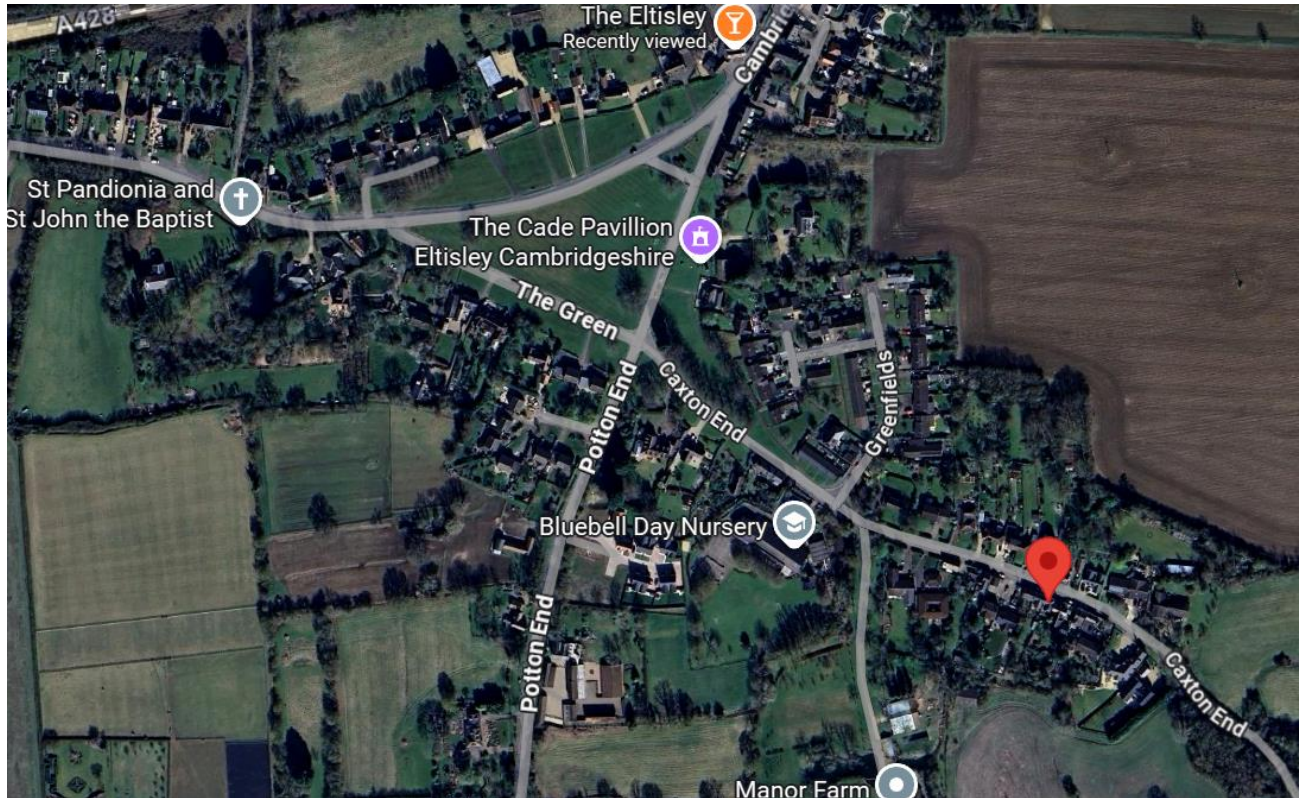


First Floor

Floor area 42.6 sq.m. (459 sq.ft.)

Total floor area: 94.5 sq.m. (1,017 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: D
Local Schools: Newton Primary School 0.25 miles
EPC Rating: E
Tenure: Freehold

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.