



**30 River Terrace, St. Neots**

St. Neots

**£420,000**



## Entrance Hall

Timber entrance door leading to entrance hall, slate tiled floor, radiator, large cloaks cupboard with space and plumbing for a washing machine, stairs to first floor with cupboard under. Doors to WC and Kitchen.

## WC

Two piece suite comprising wash hand basin and low-level WC, extractor fan, slate tiled floor and radiator.

## Kitchen / Dining Room

18' 8" x 12' 7" (5.69m x 3.84m)

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. Built in double oven and four ring electric hob with extractor fan over. Plumbing for washing machine. Stone tile flooring. Radiator. Cupboard housing gas boiler.

## Landing

Stairs to second floor. Doors to living room and bedroom three.

## Living Room

15' 8" x 12' 7" (4.78m x 3.84m)

UPVC picture window to rear with views over River Great Ouse and Riverside Park. TV and telephone point. Radiator.

## Bedroom Three

12' 0" x 6' 7" (3.66m x 2.01m)

UPVC window to front. Radiator.

## Second floor landing

Airing cupboard. Doors leading to bedroom one, two and shower room.

## Bedroom One

12' 7" x 9' 0" (3.84m x 2.74m)

UPVC window to rear. Radiator. Built in double wardrobes.

## Bedroom Two

9' 2" x 7' 1" (2.79m x 2.16m)

UPVC window to front. Radiator.



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