



**LOVETT**  
Sales & Lettings

£385,000



## 2 Gorse Crescent, St. Neots, PE19 6HN

- END OF TERRACE TOWN HOUSE
- FOUR / FIVE BEDROOMS
- CLOSE TO TRAIN STATION
- GARAGE & DRIVEWAY
- ENSUITE TO MASTER BEDROOM
- WEST FACING GARDEN

## Full Description

A versatile four/five bedroom end of terrace Town House within short walking distance of St Neots railway station, school, shops and amenities. The spacious accommodation comprises entrance hall, WC, kitchen/breakfast room and dining room on the ground floor. The first floor has the dual aspect living room, bedroom one with en-suite shower room. The second floor has three further bedrooms and a family bathroom. The ground floor dining room has the option to be used as a living room which could make the first floor living room into a further bedroom if required. Externally there is a West facing rear garden plus a garage and driveway directly to the rear. The property benefits from built in kitchen appliances and gas radiator heating. Viewing highly recommended. No forward chain!

### ENTRANCE DOOR

Glazed entrance door leading to entrance hall. Stairs to first floor. Door to WC, Kitchen and Dining Room

### WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. Cupboard under stairs.

### KITCHEN/BREAKFAST ROOM

15' 6" x 10' 8" (4.72m x 3.25m)

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric double oven and four ring gas hob with extractor over. Built in fridge / freezer and dishwasher. Cupboard housing gas boiler. Radiator. Tiled floor. UPVC windows to side. UPVC French doors to rear garden.

### DINING ROOM

15' 6" x 11' 1" (4.72m x 3.38m)

UPVC windows to front and side. Tiled floor. Two radiators. Telephone point.

### FIRST FLOOR LANDING

UPVC window to side. Radiator. Doors to Living Room and Bedroom One.

### LIVING ROOM

15' 6" x 11' 1" (4.72m x 3.38m)

UPVC windows to front and side. TV and telephone point. Two radiators.



### BEDROOM ONE

13' 3" x 12' 5" (4.04m x 3.78m)

UPVC window to side and rear. Radiator. Fitted wardrobe.  
Door to en-suite.

### ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Heated towel rail. Shaver socket. Extractor fan.



### SECOND FLOOR LANDING

UPVC window to side. Radiator. Doors to bedrooms two, three and four and family bathroom.

### BEDROOM TWO

15' 6" x 12' 5" (4.72m x 3.78m)

UPVC window to side and rear. Radiator.



### BEDROOM THREE

11' 1" x 8' 3" (3.38m x 2.51m)

UPVC Windows to front and side. Radiator.

### BEDROOM FOUR

11' 1" x 7' 0" (3.38m x 2.13m)

UPVC window to front. Radiator.

### FAMILY BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. Extractor fan.



### REAR GARDEN

West facing enclosed rear garden with decking and paved patio areas. Gated access to rear. Outside power supply. Water butt.

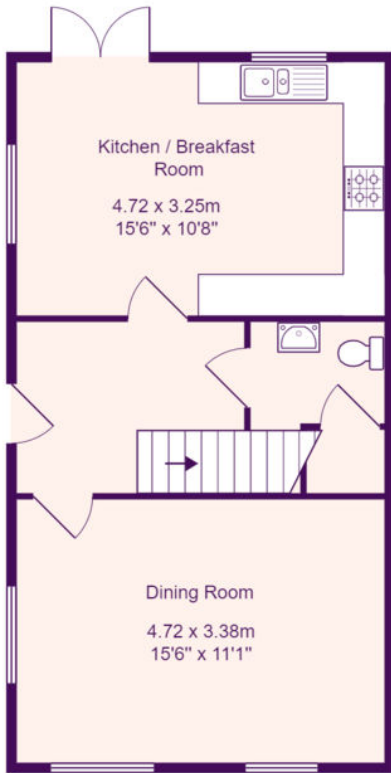
### GARAGE

Single garage with up and over door. Driveway providing off road parking for two vehicles.

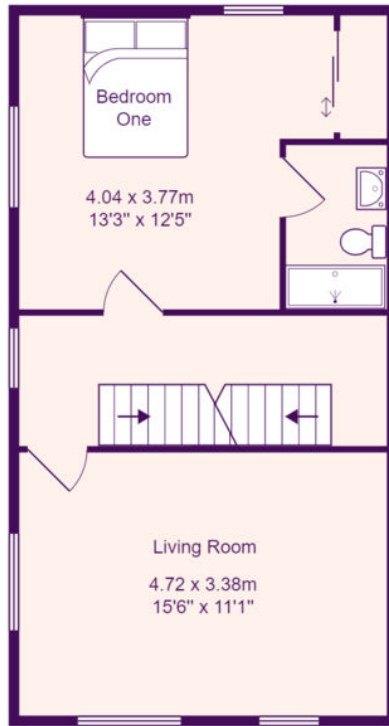
### SERVICE CHARGE

There is a service charge to cover estate maintenance and lighting - the charge for 2023 is £ 252.56.

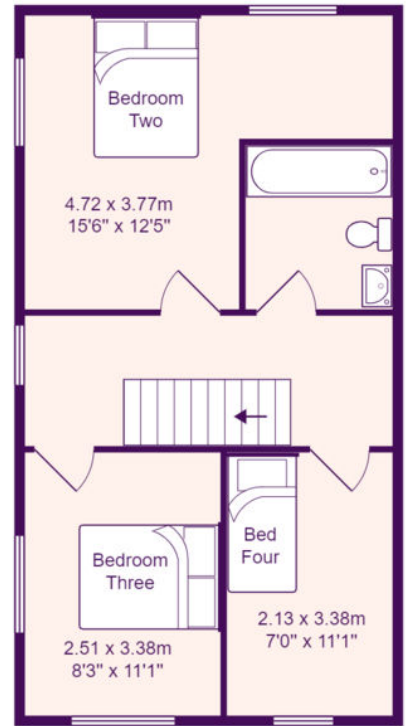




**Ground Floor**



**First Floor**



**Second Floor**

Total Area: 127.2 m<sup>2</sup> ... 1369 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**EPC GRAPH**

