



**LOVETT**  
Sales & Lettings

£275,000



## 118 High Street, Offord Cluny, St. Neots, PE19 5RQ

- Semi-detached home
- Two double bedrooms
- Recently renovated
- Over 1000 SqFt of accommodation
- Re-carpeted and Re-decorated throughout
- Close to shop and primary school

## Full Description

A recently renovated two double bedroom semi-detached home with over 1100 SqFt of accommodation in the heart of the village of Offord Cluny within close walking distance to Budgens convenience store and The Three Horseshoes pub. The village is situated between the towns of St Neots and Huntingdon and has its own primary school. The accommodation comprises entrance hall, living room, dining room, refitted kitchen, utility and WC on the ground floor. The first floor has two spacious bedrooms and a large family bathroom. Externally there is an enclosed garden to rear plus an open plan gravelled garden to front. The property benefits from gas radiator heating. No forward chain.

### ENTRANCE HALL

Composite entrance door leading to entrance hall. Stairs to first floor with cupboards under. Electric consumer unit and meter cupboard. Door to living room and dining room. Radiator.

### LIVING ROOM

12' 9" x 12' 2" (3.89m x 3.71m)

UPVC Bay window to front. Feature fireplace surround. Radiator.



### DINING ROOM

19' 4" x 12' 2" (5.89m x 3.71m)

Windows to rear and side. Radiator. Door through to kitchen. Cupboard housing gas combi boiler.

### KITCHEN

9' 8" x 8' 2" (2.95m x 2.49m)

Refitted kitchen comprising work surfaces with grey gloss drawers and cupboards under. Wall mounted cupboards. Built in electric oven and four ring hob with extractor fan over. Single bowl sink with mixer tap and tiled splash backs. Radiator. UPVC window to side. UPVC door to side. Door way to utility room.



### UTILITY ROOM

UPVC windows to rear and side. Base and wall mounted cupboards. Single bowl sink with mixer tap. Plumbing for washing machine and space for fridge freezer. Door to WC.

### WC

Low level WC. UPVC window to side.



## FIRST FLOOR LANDING

UPVC window to side. Loft access. Doors to bedrooms and bathroom

## BEDROOM ONE

16' 3" x 12' 2" (4.95m x 3.71m)

Two UPVC windows to front. Built in cupboard. Radiator.

## BEDROOM TWO

12' 2" x 10' 10" (3.71m x 3.3m)

UPVC window to rear. Radiator.

## BATHROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. UPVC window to rear.

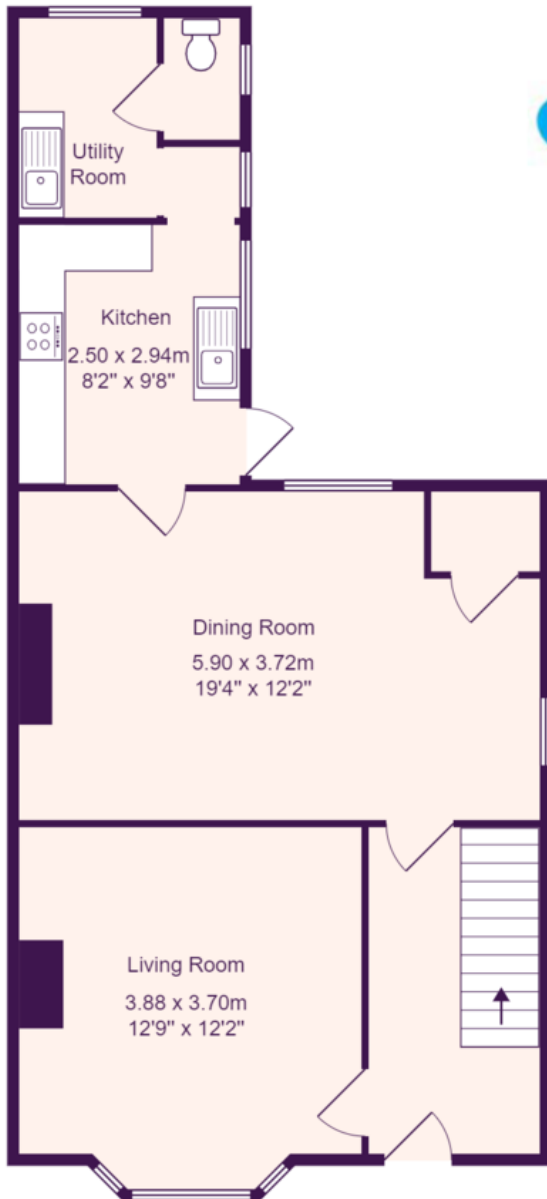
## REAR GARDEN

Enclosed West facing rear garden mainly laid to lawn with mature flower and shrub borders. Garden shed. Gated access to side. Outside tap.

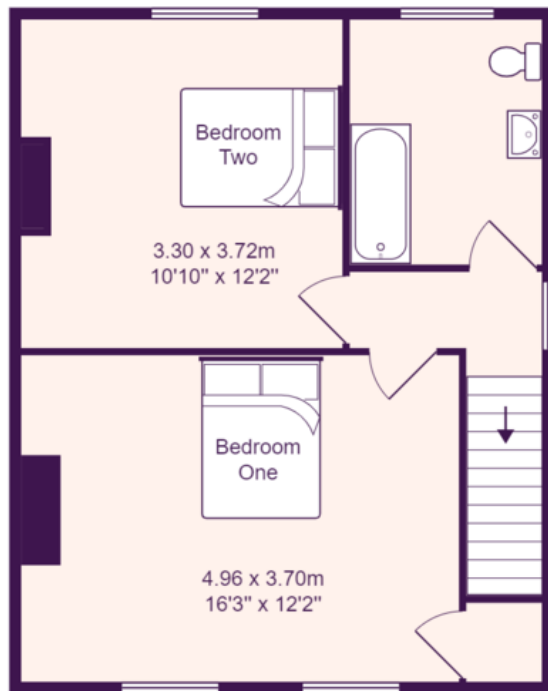
## FRONT GARDEN

Laid to gravel with picket fencing. Gated access to garden.





**Ground Floor**



**First Floor**

Total Area: 102.6 m<sup>2</sup> ... 1104 ft<sup>2</sup>

All measurements are approximate and for display purposes only