



LOVETT
Sales & Lettings

£325,000



18 Station Square, St. Neots, PE19 6GX

- THREE STOREY TOWN HOUSE
- THREE DOUBLE BEDROOMS
- DIRECTLY OPPOSITE TRAIN STATION
- TWO BATHROOMS
- STUDY
- TWO PARKING SPACES IN SECURE GATED AREA

Full Description

A spacious three bedroom town house directly opposite St Neots Railway Station and close walking distance to shops and amenities including Tesco Express, primary schools and play parks. The well presented accommodation comprises entrance hall, study, WC and kitchen/dining room on the ground floor. The first floor has the living room and bedrooms three. The second floor has two further double bedrooms with an en-suite to main bedroom and a family bathroom. Externally there is a good sized East facing rear garden and two parking spaces accessed through secure electronically operated gates. Viewing highly recommended!

ENTRANCE HALL

Double glazed door to front, staircase to first floor, storage cupboard. Doors to kitchen, wc and study.

WC

Fitted with two piece suite comprising low level WC, wash hand basin, radiator.

KITCHEN/DINER

15' 1" x 11' 1" (4.6m x 3.38m)

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, washer/dryer and dishwasher. Cupboard housing gas boiler. Radiator. Tiled floor. UPVC window and door to rear garden.

STUDY

10' 8" x 8' 9" (3.25m x 2.67m)

UPVC window to front. Radiator. Telephone point.

FIRST FLOOR LANDING

UPVC window to front. Stairs to first floor. Radiator.

LIVING ROOM

15' 1" x 13' 1" (4.6m x 3.99m)

Two UPVC windows to rear. TV and telephone point. Two radiators.

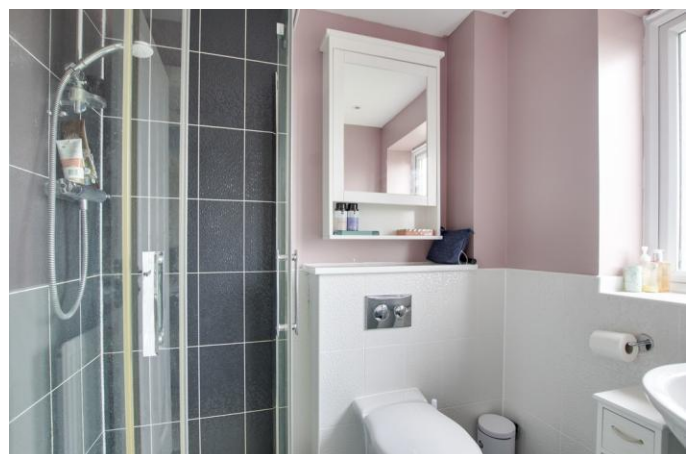
BEDROOM THREE

12' 5" x 8' 9" (3.78m x 2.67m)

UPVC window to front. Radiator.

SECOND FLOOR LANDING

Doors to bedrooms and bathroom Loft access.



BEDROOM ONE

13' 1" x 9' 1" (3.99m x 2.77m)

UPVC window to rear. Radiator. Built in 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. Radiator. Shaver socket. Extractor fan. UPVC window to rear.



BEDROOM TWO

15' 1" x 9' 1" (4.6m x 2.77m)

Two UPVC windows to front. Radiator. Fitted cupboard.

BATHROOM

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

REAR GARDEN

Enclosed East facing rear garden mainly laid to lawn with patio areas. Gated access to rear. Storage shed.



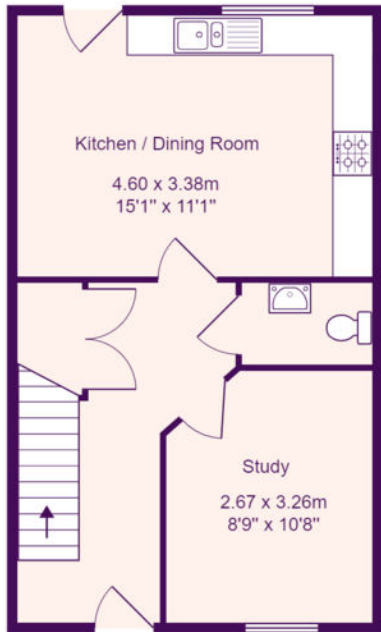
PARKING

Two allocated parking spaces to the rear of the property accessed through electronically controlled gates.

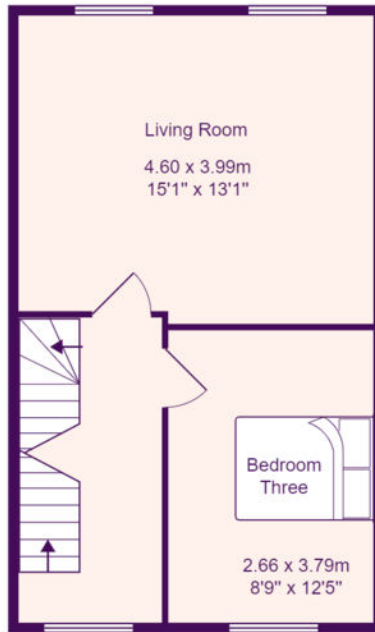
SERVICE CHARGE

There is a service charge to cover the upkeep and maintenance of surround areas. For 1st April 2023 - 31st March this is £368. This is reviewed annually.

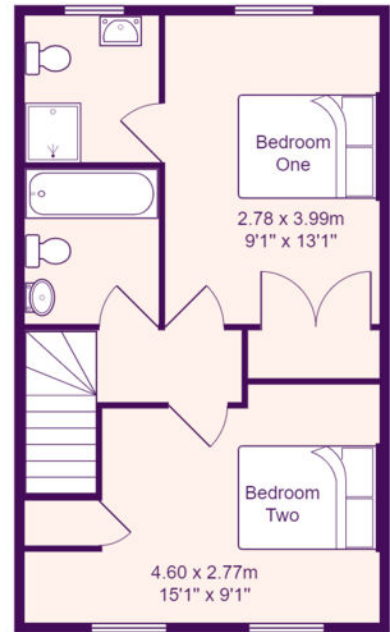




Ground Floor



First Floor



Second Floor

Total Area: 108.4 m² ... 1167 ft²
All measurements are approximate and for display purposes only

EPC GRAPH

