







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

- Semi-detached Town House
- Three bedrooms / Two bathrooms
- Close to St Neots train station
- Purpose built garden office
- Schools, shops and amenities close by
- Two parking spaces



# **Full Description**

#### ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor. Door to kitchen and WC.

#### WC / UTILITY

UPVC window to front. Low level WC and wash hand basin. Work surface with cupboards under and built in washing machine. Cupboard housing gas boiler. Radiator.

# KITCHEN / DINING / FAMILY ROOM

19' 8" x 14' 2" (5.99m x 4.32m)

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

#### FIRST FLOOR LANDING

UPVC French doors with Juliet balcony to front. Radiator. Doors to living room, bathroom and bedroom three. Stairs to second floor.

#### LIVING ROOM

14' 2" x 14' 0" (4.32m x 4.27m)

UPVC French doors and windows with Juliet balcony to rear. TV and telephone points. Radiator.

# BEDROOM THREE

8' 8" x 7' 9" (2.64m x 2.36m)

UPVC French doors with Juliet Balcony to front. Radiator.

# **BATHROOM**

Three piece white suite comprising low level WC, wash hand basin and panelled bath with shower over. Tiled splash backs. Heated towel rail. Extractor fan.

# SECOND FLOOR LANDING

Doors to bedrooms. Airing cupboard.

#### **BEDROOM ONE**

14' 2" x 14' 0" (4.32m x 4.27m)

Two Velux windows to rear. Built in wardrobes. Radiator. Door to en-suite.









# **ENSUITE**

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

# **BEDROOM TWO**

10' 8" x 9' 2" (3.25m x 2.79m)

UPVC window to front. Radiator. Fitted cupboard.

### REAR GARDEN

Enclosed rear garden laid to patio with artificial grass. Gated access to side. Garden room with additional storage to side.

# GARDEN ROOM / OFFICE

9' 2" x 5' 10" (2.79m x 1.78m)

UPVC and composite insulated garden room. Power and lighting. Additional store to side.

### **PARKING**

Two parking spaces close by.

### **AGENTS NOTES**

There is a service charge for the maintenance of the estate and lighting of £220 per year.

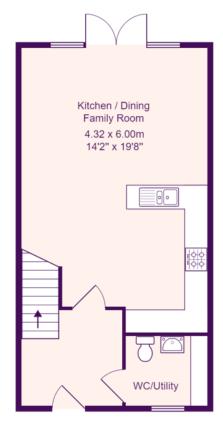


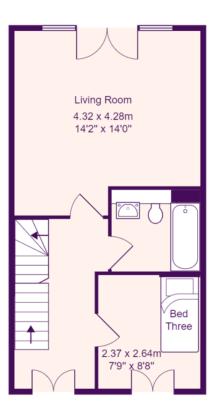














Ground Floor First Floor Second Floor

Total Area: 107.5 m<sup>2</sup> ... 1157 ft<sup>2</sup>

All measurements are approximate and for display purposes only