

ten sales &
lettings

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34 William Drive St. Neots PE19 2RF

Bedrooms: 1 Bathroom: 1

experience better

Property Features

- CHAIN FREE
- WELL PRESENTED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- LOCAL AMENITIES CLOSE BY
- WALKING DISTANCE TO TOWN CENTRE
- GOOD ROAD LINKS TO A1 & A428



Description

This well presented starter home is conveniently located within walking distance of amenities and the town centre. There are also good road links providing easy access to A1 & A428. The property offers a good size lounge, kitchen, spacious bedroom and bathroom. Externally there is a front garden mainly laid to lawn and an allocated parking space.



Room Details & Dimensions

Entrance Hall

Laminate flooring. Door providing access into lounge.

Lounge *13' 11" into bay x 10' 7" (4.24m x 3.22m)*

Carpet flooring. Radiator. UPVC double glazed bay window to front aspect. Door providing access to kitchen. Stairs leading to first floor.

Kitchen *8' 1" x 6' 6" (2.46m x 1.98m)*

UPVC double glazed window to front aspect. Wood effect flooring. Fitted with a range of base and eye level units in a wood effect finish. Oven, hob and extractor. Under stairs storage cupboard. Space for fridge freezer and washing machine.

Stairs & Landing

Carpet flooring. Radiator. Doors to bedroom and bathroom.

Bedroom *11' 6" x 10' 7" (3.50m x 3.22m)*

UPVC double glazed window to front aspect. Carpet flooring. Radiator.

Bathroom

UPVC double glazed window to front aspect. Chrome effect heated towel rail. Fitted with a three piece suite comprising of low level wc, pedestal wash basin and panelled bath with mixer tap and shower head. Part tiled walls. Wood effect vinyl flooring.



Outside & Parking

Exterior storage cupboard. Front garden mainly laid to lawn. Allocated parking space.

Other Information

Electric Supply : Mains Electricity

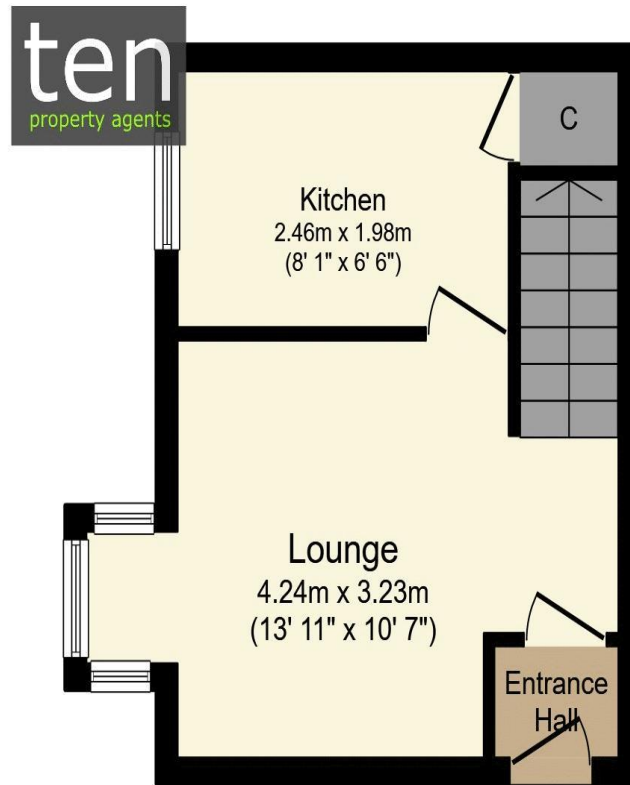
Water Supply : Mains Water

Sewerage : Mains Sewerage

Heating Supply : Gas Central Heating

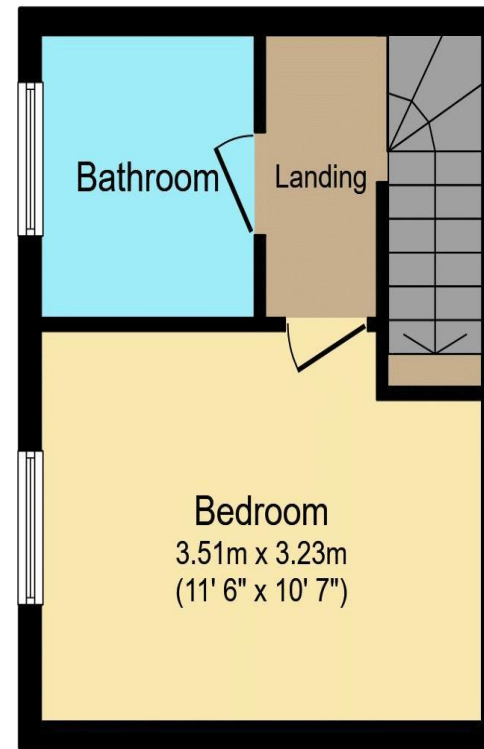
Broadband : Fibre

Mobile Signal Available : Yes



Ground Floor

Floor area 23.4 sq.m. (252 sq.ft.) approx



First Floor

Floor area 22.5 sq.m. (242 sq.ft.) approx

Total floor area 45.9 sq.m. (494 sq.ft.) approx

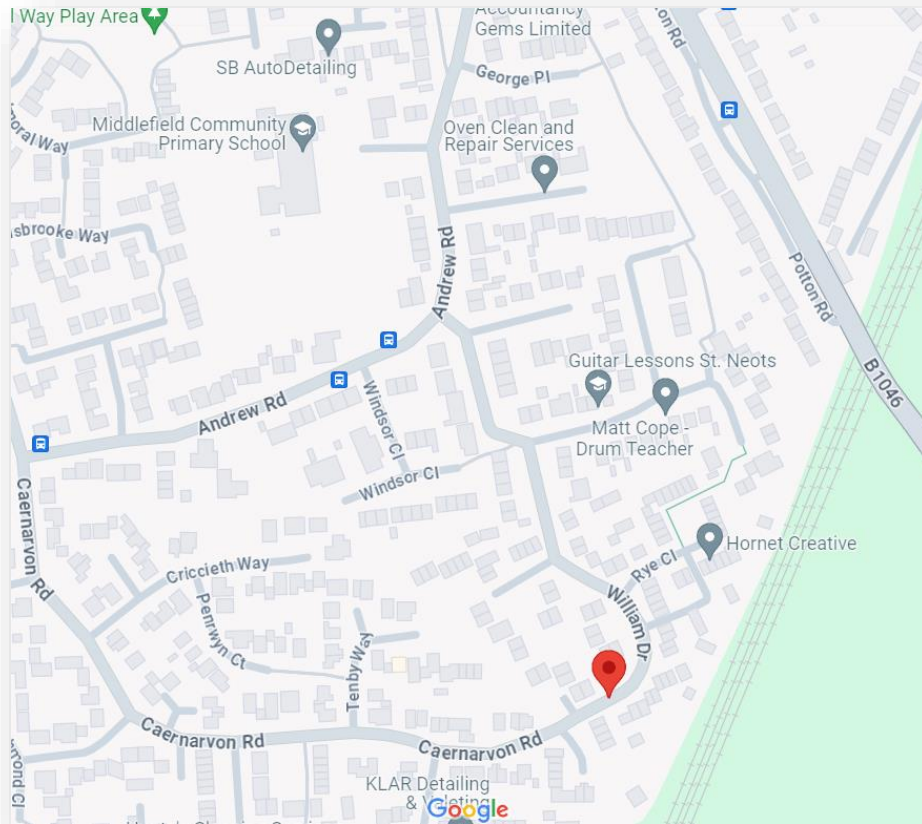
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Useful Details

Council Tax Band: A

EPC Rating: TBC

Tenure: Freehold



Directions

On leaving St Neots High Street proceed straight over the traffic lights and into Cambridge Street. Continue on this road and then turn right at the mini roundabout onto Cromwell Road.

At the traffic lights, take the left hand turn into Potton Road and then the second right onto Bishops Road. Take the second left onto Andrew Road. Follow this road and then turn left into Phillips Gardens and immediately right onto William Drive. The property is located on the right hand side.

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.