



11 James Court, St. Neots, PE19 2QQ

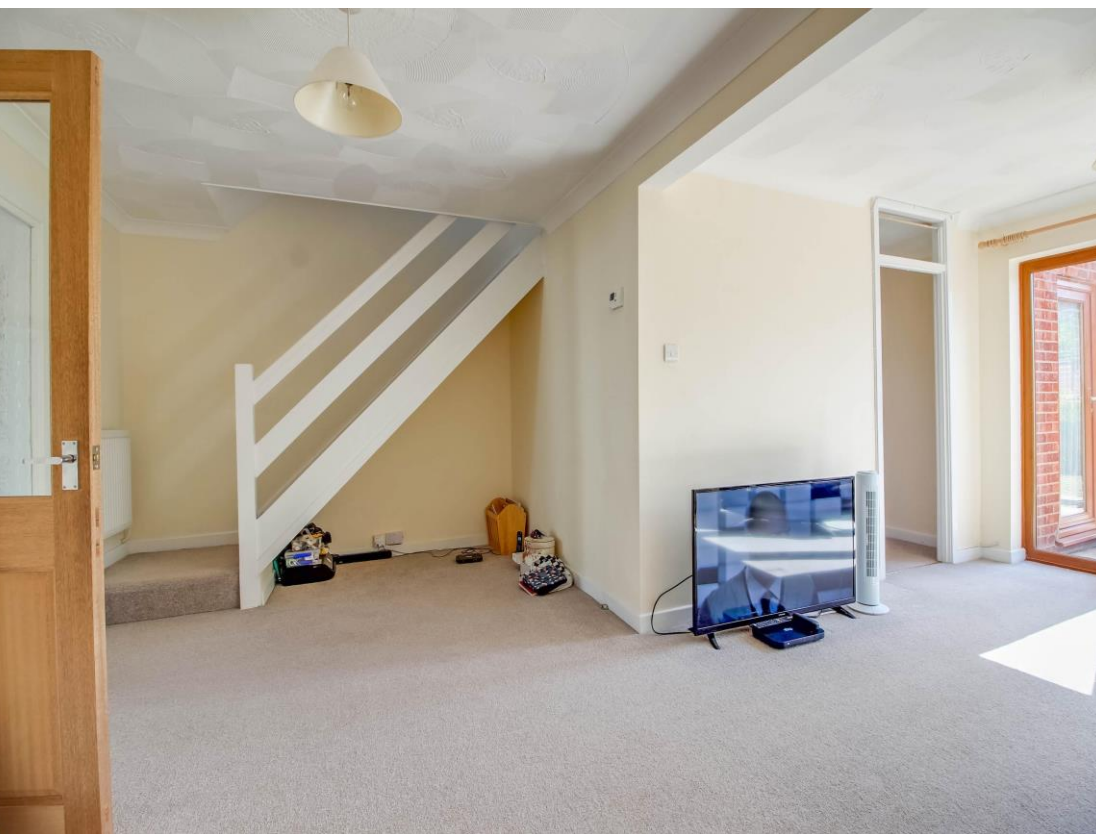
Bedrooms: 3 Bathroom: 1

Monthly Rental Of £975.00

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# Property Features

- EXTENDED THREE BEDROOM SEMI
- CLOSE TO MIDDLEFIELD PRIMARY SCHOOL
- GARAGE AND PARKING
- DINING ROOM
- PATIO DOOR ONTO GARDEN
- GOOD CONDITION THROUGHOUT
- AVAILABLE MID SEPTEMBER
- UPVC DOORS AND WINDOWS THROUGHOUT



## Description

**EXTENDED THREE BEDROOM SEMI DETACHED WITH GARAGE.**

A well presented 3 bedroom semi detached property, located close to shops and schools with parking and garage.

An extended front offers a large entrance hall with seating area, good size lounge and separate dining room into kitchen. Patio doors from lounge onto well kept gardens and paved eating area. Available mid September and viewing highly recommended to appreciate size of living accommodation available.



# Room Details & Dimensions

## Entrance Hall / Seating Area *12' 10" x 8' 4" (3.91m x 2.54m)*

UPVC door leading into large entrance area with room for sofa and chairs. Built in cupboard and window to side.

## Lounge *20' 1" x 9' 8" (6.12m x 2.94m)*

Large open plan area with double doors to rear, stairs to first floor accommodation and access to dining room and kitchen.

## Dining Room *9' 8" x 7' 3" (2.94m x 2.21m)*

Double glazed window to side, radiator, arch into kitchen.

## Kitchen *12' 0" x 6' 8" (3.65m x 2.03m)*

A range of light oak units with dark marble effect work surface over. Space for washing machine, fridge and freezer. Gas hob and oven under counter.

Double glazed window to rear and double glazed door to side.

## Bedroom 1 *13' 6" x 10' 8" (4.11m x 3.25m)*

Large double bedroom with window to rear and radiator. Space for large wardrobe.



### **Bedroom 2** 10' 3" x 9' 7" (3.12m x 2.92m)

Double bedroom with window to front and radiator.

### **Bedroom 3** 7' 3" x 7' 2" (2.21m x 2.18m)

Bedroom with window to front and radiator.

### **Bathroom**

White suite with bath and shower over, WC, wash hand basin and vinyl flooring. Window to rear and radiator.

### **Rear Garden**

Private fenced rear garden mainly to lawn. Patio doors from lounge onto paved eating area.

### **Front & Garage**

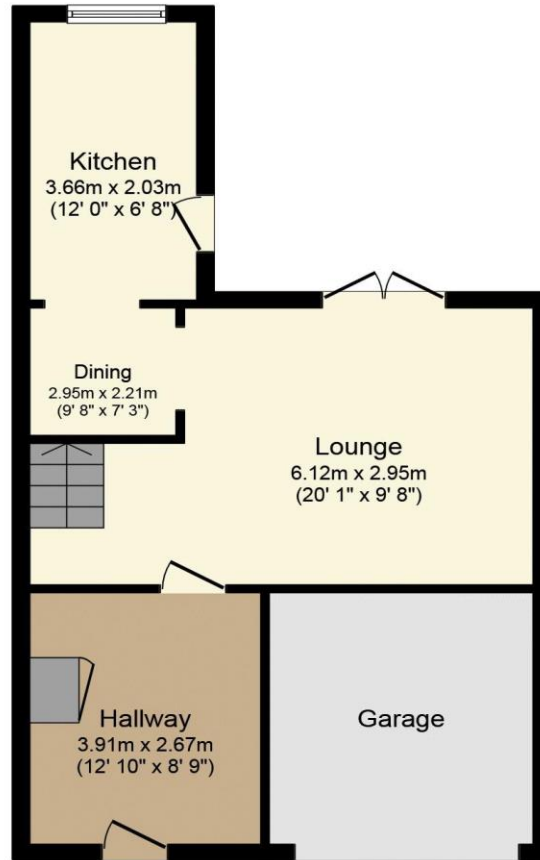
Driveway for two cars, gravelled frontage and integrated single garage with up and over door and power/light connected.





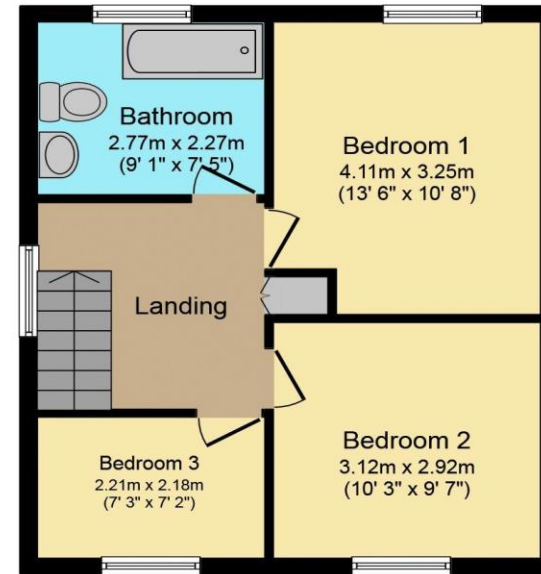
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# Floorplan



**Floor Plan 1**

Floor area 50.8 sq. m. (547 sq. ft.) approx



**First Floor**

Floor area 43.1 sq. m. (464 sq. ft.) approx

Total floor area 93.9 sq. m. (1,011 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Useful Details

Council Tax Band: **C**

Local Schools: **Middlefield Primary School 0.5 Miles**

EPC Rating: **D**

