

ten sales &
lettings

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43 Buttercup Avenue St. Neots PE19 2LD

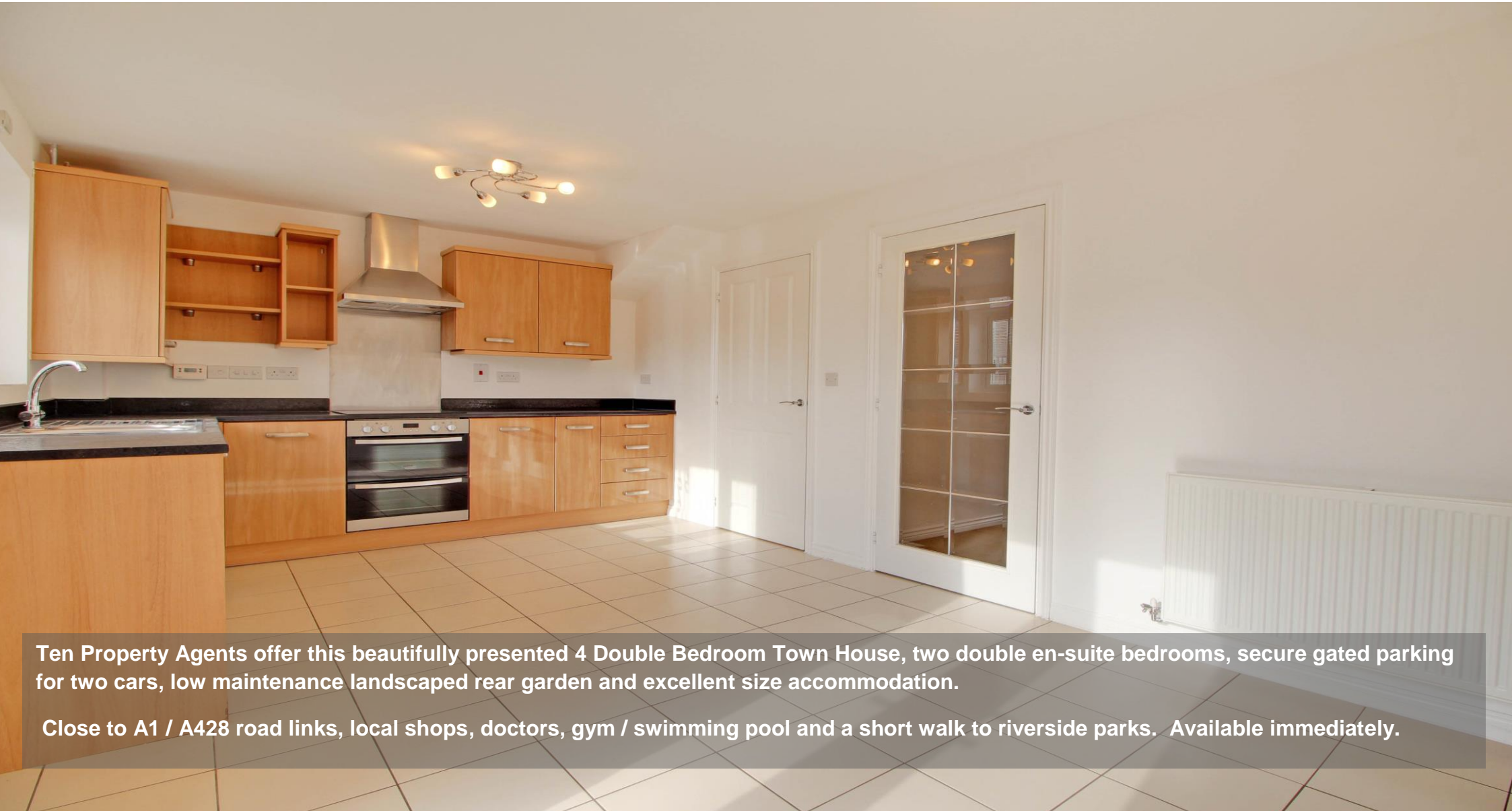
Bedrooms: 4 Bathroom: 3

Monthly Rental Of £1,300

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Property Features

- FOUR DOUBLE BEDROOMS
- OPTIONAL SECOND LOUNGE
- KITCHEN DINER ONTO GARDEN
- GATED SECURE PARKING AT REAR
- EXCELLENT CONDITION THROUGHOUT
- AVAILABLE IMMEDIATELY
- TWO EN SUITE BEDROOMS
- LANDSCAPED LOW MAINTENANCE GARDENS



Ten Property Agents offer this beautifully presented 4 Double Bedroom Town House, two double en-suite bedrooms, secure gated parking for two cars, low maintenance landscaped rear garden and excellent size accommodation.

Close to A1 / A428 road links, local shops, doctors, gym / swimming pool and a short walk to riverside parks. Available immediately.



Large kitchen diner with access to landscaped rear garden.

Room Details & Dimensions

Front garden

Slate gravel frontage with iron railings. Parking available to front.

Entrance Hall

Composite door into entrance hall with tiled flooring throughout. Access to cloakroom, radiator and BT point. Under stair open area.

Cloakroom

White WC and hand wash basin, tiled flooring and tiled walls. Mirror to wall, extractor and chrome towel heater.

Lounge *14' 9" x 10' 3" (4.49m x 3.12m)*

UPVC window to front bay, glass panel door to kitchen. TV point, multiple double sockets and radiator.

Kitchen/Diner *17' 1" x 9' 10" (5.20m x 2.99m)*

A range of oak style base and eye level units. Space for washing machine and dishwasher. Electric hob and oven with black marble effect worksurface and matching splashback. Stainless steel sink unit with chrome tap and UPVC window to rear with fitted blinds.

Dining area with space for 6 seater table, TV point and UPVC double doors to garden. Tiled flooring and radiator.



Bedroom 3 10' 6" x 10' 3" (3.20m x 3.12m)

Double bedroom with UPVC window to rear. En suite access, radiator and TV point.

En Suite to Bed 3

Modern en suite shower room with double glass panelled shower cubicle, WC and wash hand basin with chrome tap. Chrome wall mounted towel rail, shaver point, UPVC window to rear.

Bedroom 4 11' 2" x 10' 3" (3.40m x 3.12m)

Double bedroom with UPVC window to front into bay, radiator, Tv point and BT point.

Bathroom

White bathroom suite comprising of bath with chrome shower fitting, WC and wash hand basin with chrome tap. Tiled flooring, radiator and UPVC window to front.

Bedroom 1 13' 6" x 10' 1" (4.11m x 3.07m)

Double bedroom with access to en suite shower room, UPVC window to rear, radiator, TV point and BT point.

En Suite to Bed 1

Modern en suite shower room with double glass panelled shower cubicle, WC and wash hand basin with chrome tap. Chrome wall mounted towel rail, shaver point, UPVC window to rear.



Bedroom 2 (Second Lounge) 15' 1" x 9' 10" (4.59m x 2.99m)

This room offers an ideal large bedroom or second lounge with UPVC window to front into bay, TV point and radiator.

Rear Garden

Recently landscaped with artificial lawn and slate border. Timber fenced sides and gated access to parking. Outside tap and electrical socket.

Gated Parking

Electronic gated access to two allocated parking spaces at rear of property.





Recently landscaped rear garden, with rear gate into gated parking area.

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Two impressive en suite shower rooms, fully tiled flooring and chrome towel heaters.

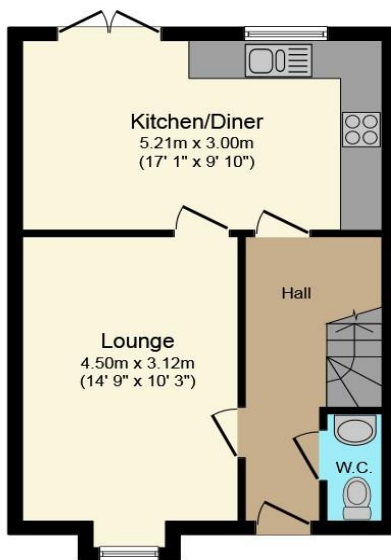


Master bedroom with en suite featuring double size shower and modern tiling.

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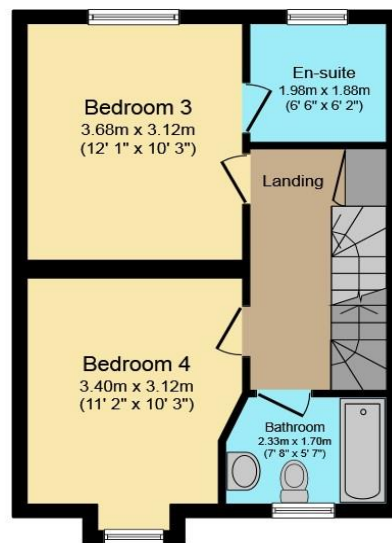


Large kitchen diner leading onto rear garden via patio doors.



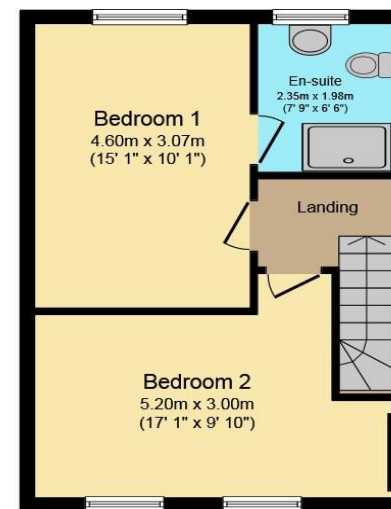
Ground Floor

Floor area 40.0 sq. m. (431 sq. ft.)
approx



First Floor

Floor area 40.0 sq. m. (431 sq. ft.)
approx



Second Floor

Floor area 39.0 sq. m. (420 sq. ft.)
approx

Total floor area 119.0 sq. m. (1,281 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: D
Local Schools: Ernulf Academy – 0.5 Miles Middlefield Primary 0.75 Miles
EPC Rating: B
Tenure: Long Term Let Available



Directions

On leaving the St Neots town centre, follow the B1043 Barford Road towards Eynesbury. At the roundabout take the third junction onto Barford Road. At the Tesco Rondabout turn right onto Chapman Way and left onto Buttercup Avenue.

Property Misdescriptions Act 1991

These particulars do not form part of any contract. Measurements are believed to be correct within 5 inches.

Fees

£240 referencing fee applies for a single applicant. There is a further £60 payable per applicant/guarantor. Holding fee of the first month's rent is payable following receipt of suitable references.

A dilapidations deposit of one and a half month's rent is payable prior to moving into the property. Check out fee payable at end of tenancy at £192.