

ten sales &
lettings

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2, Grove Road, St. Neots, PE19 6QF

Bedrooms: 2 Bathroom: 1

£295,000

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Property Features

- 2 BEDROOMS
- SEMI-DETACHED
- LITTLE PAXTON VILLAGE LOCATION
- GARAGE EN-BLOC
- IMMACULATE CONDITON THROUGHOUT
- EXTENDED



This very well presented and refurbished TWO BEDROOM SEMI DETACHED PROPERTY is located within the heart of Little Paxton Village. Modernised to a high standard, the property also offers a hard roof conservatory, private gardens, contemporary style bathroom and kitchen and parking with garage on block. An ideal property for first time buyers and investors, with a property that is ready to move into immediately.



Room Details & Dimensions

Entrance Hall

Doors to kitchen and lounge/diner

Kitchen *11' 10" x 8' 7" (3.60m x 2.61m)*

Double glazed window to front. Refitted kitchen with wall and base units, work surfaces and breakfast bar. Integrated oven and hob with extractor unit over. Tiled splashback.

Lounge/Diner *14' 8" x 13' 3" (4.47m x 4.04m)*

New wood effect flooring. Double glazed sliding door to conservatory. Stairs to landing.

Conservatory *13' 1" x 9' 8" (3.98m x 2.94m)*

Warm roofed conservatory with double glazed panels facing three aspects. Tiled flooring. Double glazed door to rear garden.



Landing

Stairs from lounge/diner. Doors to both bedrooms and family bathroom.

Bedroom One *14' 8" x 9' 10" (4.47m x 2.99m)*

Double glazed window to rear.

Bedroom Two *9' 10" MAX x 9' 0" (2.99m x 2.74m)*

Double glazed window to front. Storage cupboard.

Family Bathroom

Double glazed frosted window to front. Bath with mixer taps and shower over. Low level WC. Wash hand basin. Tiling.



Front Garden

Fence and gate enclosed with path to front door. Small turfed area with shrubs bordering.

Rear Garden

Fence enclosed and laid with decorative shingle. A small variety of tree's and plants on the border. Shed. Gated side access.

Garage and Parking

Single garage en-bloc with up and over door. Drive way in front, suitable for 1-2 vehicles.





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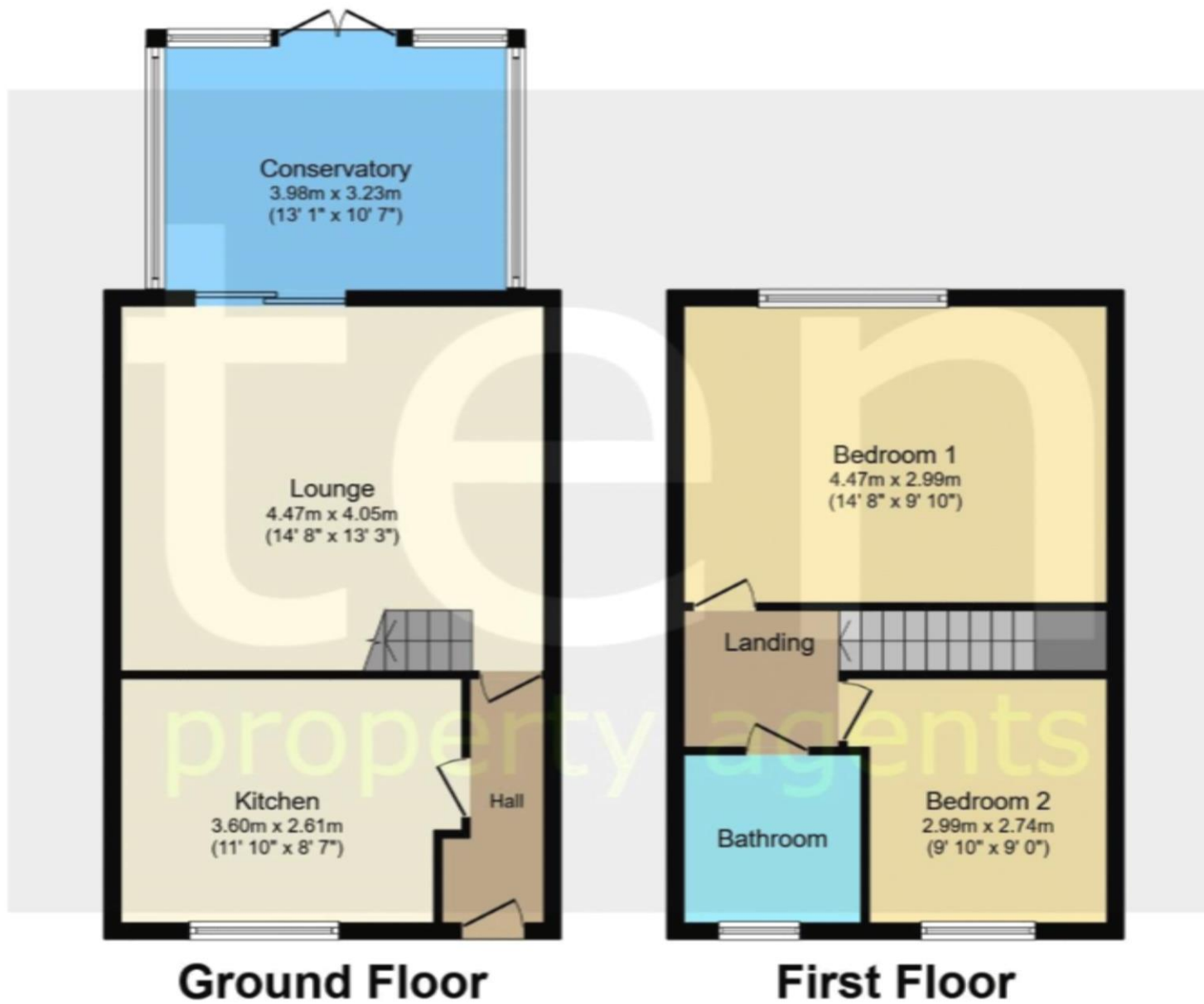


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Floorplan



Ground Floor

First Floor

Total floor area 101.4 sq.m. (1,092 sq.ft.) approx

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



Council Tax Band: B

Local Schools: Little Paxton Infant School

EPC Rating: C

Tenure: Freehold

Term Remaining: n/a

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.