

HARVEY ROBINSON

Offers In Excess Of
£475,000

Middle Ground
St Neots, PE19 6BE

- Four Bedroom Detached
- Three Reception Rooms
- Kitchen/Diner
- En-suite & Dressing Room

- Garage and Parking
- Enclosed Garden
- Walking Distance of Train Station
- Ideal Family Home

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PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to be marketing this four-bedroom detached home located in the popular Loves Farm area within St Neots. The property would make an ideal family home and offers spacious accommodation over two floors, to the ground floor there is an entrance hall, cloakroom, bay fronted lounge, study, dining room, and a kitchen/diner with a utility cupboard. To the first floor there is an en-suite and a dressing room to bedroom one, three further bedrooms, and a family bathroom. Outside there is an enclosed rear garden and a single garage underneath the adjacent coach house. Viewings are highly recommended and can be arranged by contacting our St Neots branch.



LOCATION & AMENITIES

This property is a short walk from a number of local amenities to include a convenience store, a primary school, a community centre, pharmacy and take away outlets. There are also plenty of stunning countryside and riverside walks on your doorstep. St Neots Town centre is located just over 1 mile away with various shops, bars, and restaurants, with Cambridge City centre easily reached by bus or car just 15 miles away. For those using the train to commute you will find the mainline train station within a 10-minute walk which provides access into London Kings Cross and St Pancras within the hour and could considerably reduce your commute time and parking costs.



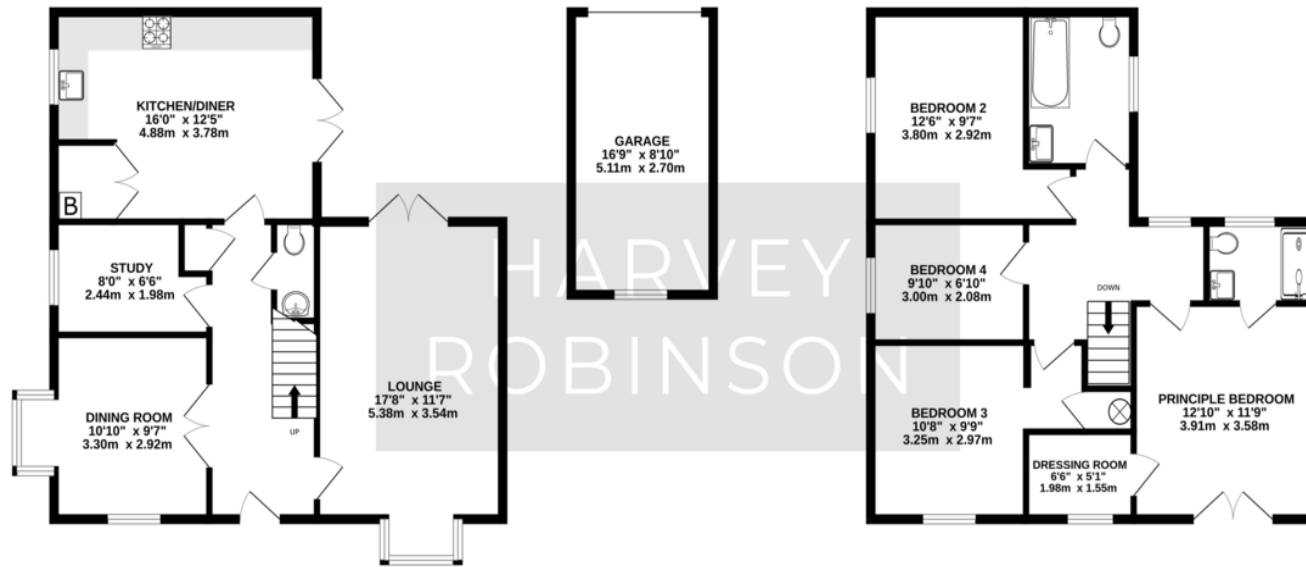






GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.

1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 sq.m.) approx.
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FAQs

Postcode for SatNav: PE19 6BE

What3Words Location:

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Council tax: E

Property built: 2011

How long have the owners lived here: Since 2016

Vendors onward movements: Moving locally (upsizing)

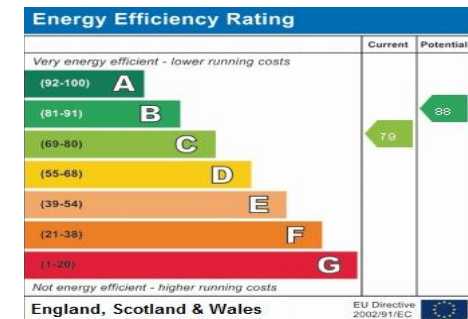
Garage: Located closest to the property under the adjacent coach house, the garage is leasehold, the lease was granted for 155 years in 2009. There is a cost of £50 per annum for the ground rent.

Estate maintenance fee: £270 per annum

Age of boiler: 2021

Water meter: Yes

Loft: Ladder fitted, no boarding or lighting



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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