



HARVEY ROBINSON

Offers In Excess Of  
£325,000

Cambridge Street  
St. Neots, PE19 1PJ

## PROPERTY SUMMARY

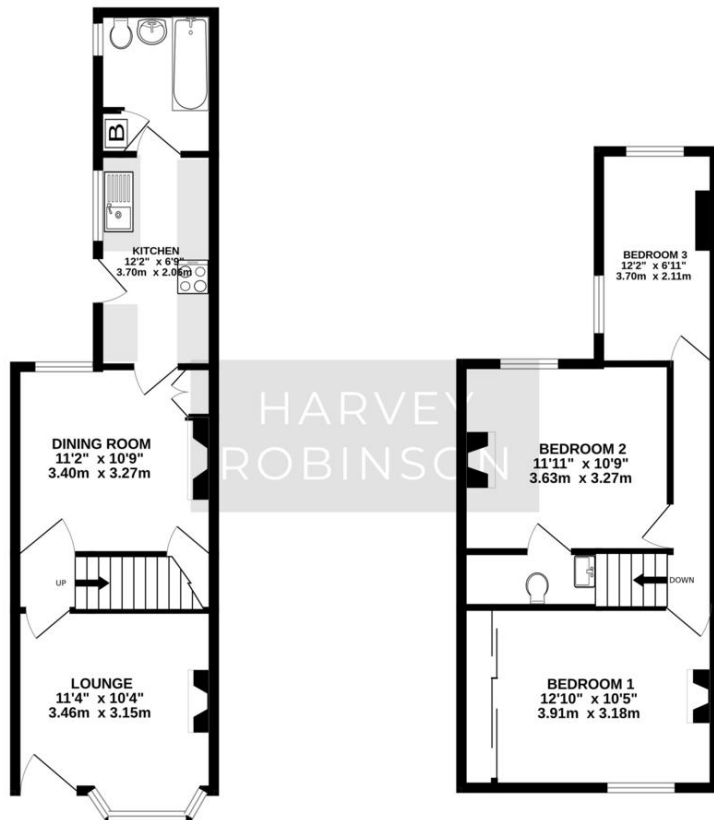
Harvey Robinson estate agents in St Neots are delighted to be marketing this early 20th Century cottage located within a short walk of St Neots town centre and the mainline train station, the property is offered with vacant possession and no onward chain. The accommodation comprises of a lounge with a wood burner, separate dining room, re-fitted kitchen and re-fitted bathroom both with under floor heating to the ground floor, to the first floor there are three bedrooms, one of which has an en-suite which is fitted with a wc and wash hand basin but also has the space for a shower cubicle to be added. Outside the property there is a block paved driveway providing off-road parking to the front and to the rear there is an enclosed south facing courtyard garden with a storage shed. The property had the roof renovated approximately 8 years ago with new slate tiles and repointing to the chimney. Please contact our St Neots branch to arrange a viewing.





GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA - 826 sq.ft. (76.7 sq.m.) approx.  
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## FAQs

Postcode for SatNav: PE19 1PJ

What3Words Location:

///haystack.stews.pump

Council tax: B

Age of property: 1906

How long have the current owners owned the property: 18 years

Vendors onward movements: No chain

Boundary fence responsibility: Right (with back to the property)

Garden: South facing

Water meter: No

Does the boiler have a service history: Yes

Loft: Boarded with light & ladder

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(91-91)	B	84
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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

### OFFICE ADDRESS

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### CONTACT

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