



HARVEY ROBINSON

£260,000

Pepys Road

St Neots, PE19 2EN

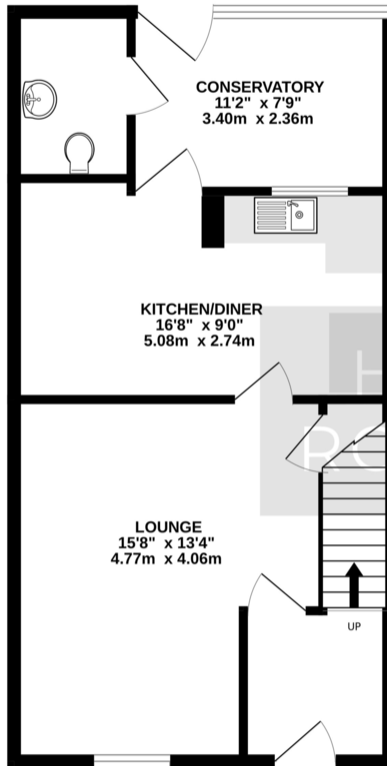
PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to be marketing this three bedroom home located in St Neots within close proximity of the local primary school and shops. The property offers a spacious accommodation that includes an entrance hall, lounge, kitchen/diner, conservatory and cloakroom/utility room to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom. Outside the property there is a well maintained enclosed rear garden. There is parking available on street. Please contact our St Neots branch to arrange a viewing.

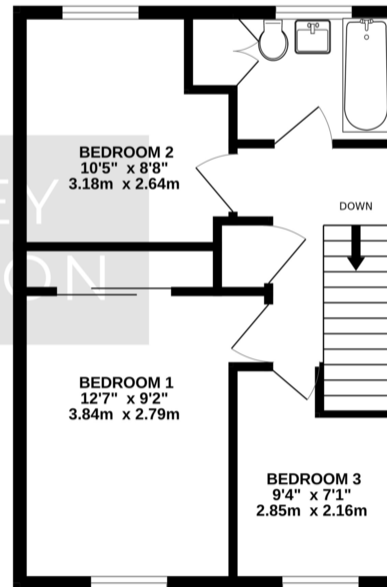




GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.
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FAQs

Postcode for SatNav: PE19 2EN

What3Words Location:

///highbrow.gloom.amount

Council Tax: B

UPVC Windows: Some were replaced in 2022

External Doors: Replaced in 2017

Downstairs Interior Doors: Replaced in 2024

Central Heating: Serviced in 2024

Garden Aspect: North

Primary Catchment: St Mary's

Secondary Catchment: Ernulf

Water Meter: Yes

Loft: Part boarded with light and ladder

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		89
69-80 C	74	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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