




43 Wilcox Drive, St. Neots, PE19 0AE

 **THOMAS MORRIS**

Guide Price: £440,000

Freehold

Wilcox Drive, St. Neots, PE19 0AE

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- Modern Finish
  - Amtico Flooring
  - Dual Aspect Lounge
  - Bi-Fold Doors
  - Garage and Driveway
  - Close to Train Station
  - Close to Town
  - Ensuite to Main Bedroom
  - Freehold
  - Energy Rating - B/84
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Thomas Morris presents this four-bedroom detached property in impeccable condition. It features a spacious kitchen/diner, a dual-aspect lounge, a utility room, and a cloakroom on the ground floor. Upstairs, there is a main bedroom with built-in wardrobes and an ensuite, a second bedroom with built-in wardrobes, and two bedrooms sharing a family bathroom. The property has a driveway, a garage, and a rear garden that is mostly laid to lawn. The property also has Amtico flooring and a valid NHBC certificate.

Situated in the pedestrian and cycle friendly Wintringham area, located on the eastern entrance to St Neots. All your day-to-day necessities are conveniently located nearby, and Wintringham integrates seamlessly with the natural beauty of St Neots, creating a vibrant and complete community. The nearby train station provides easy access to London St Pancras/Kings Cross.

Management Fees - Approx £250 per annum

Council Tax Band - E

Huntingdon District Council

DRAFT DETAILS





# Accommodation

**Entrance Hall**

**Cloakroom**

**Living Room** 15'7" x 11'11" (4.75m x 3.63m).

**Kitchen/Dining/Family Room** 24'1" x 14'7" (7.34m x 4.45m).

**Utility Room** 5'8" x 5'6" (1.73m x 1.68m).

**First Floor Landing**

**Bedroom One** 15'9" x 11'3" (4.8m x 3.43m).

**En Suite**

**Bedroom Two** 12'7" x 9'3" (3.84m x 2.82m).

**Bedroom Three** 9'2" x 8'3" (2.8m x 2.51m).

**Bedroom Four** 9'4" x 7'10" (2.84m x 2.4m).

**Bathroom**

**Outside**

**Enclosed Rear Garden**

**Garage and Driveway**



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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