

6 Field Gate Close, St. Neots, PE19 6DG









Guide Price: £450,000 Freehold

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- Detached Family Home
- Immaculately Presented
- Sought After Location
- Walking Distance to Train Station
- Single Garage and Driveway for Two
- South-Facing Walled Garden
- Close to Amenities
- Plantation Shutters Throughout
- Freehold
- Energy Rating C/79

GUIDE PRICE £450,000 - £475,000 Beautifully presented family home in a sought-after location close to the train station. Circa 1,400 ft2. Call today to book a viewing.

Accommodation

Entrance Hall

Living Room 15'11" x 10'9" (4.85m x 3.28m).

Study 11'11" x 9' (3.63m x 2.74m).

Kitchen 15' x 12'11" (4.57m x 3.94m).

Cloakroom

Utility Room 3'9" x 4'11" (1.14m x 1.5m).

Landing 11'9" x 10' (3.58m x 3.05m).

Bedroom 1 11'5" x 13' (3.48m x 3.96m).

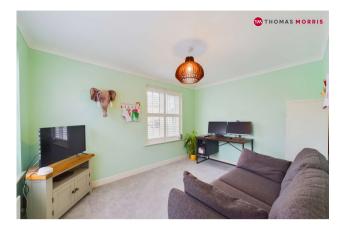
Ensuite Bathroom 5'9" x 9'8" (1.75m x 2.95m).

Bedroom 2 13' x 9' (3.96m x 2.74m).

Bedroom 3 8' x 9'1" (2.44m x 2.77m).

Bedroom 4 7'10" x 10'5" (2.4m x 3.18m).

Bathroom 5'10" x 7'9" (1.78m x 2.36m).







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.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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