



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.



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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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