



7 Fox Covert, St. Neots, PE19 6AS



Offers Over: £425,000

Freehold

Fox Covert, St. Neots, PE19 6AS

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- Spacious and Modern
  - Close to Train Station
  - Well Appointed Kitchen
  - Utility Room
  - Downstairs Cloakroom
  - Four Double Bedrooms
  - Main Bedroom with Ensuite
  - Off Road Parking
  - Freehold
  - Energy Rating – C/78
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This spacious four-bedroomed detached property is conveniently located near the town centre and St Neots train station, making it an ideal choice for buyers who need to commute for work. As you enter the property, on the left, you will find a downstairs cloakroom, study, and a living room with views of the garden. On your right, there is a spacious dining room with a well-appointed kitchen and a utility room towards the rear of the property. Upstairs, there are four double bedrooms, with the main bedroom benefiting from an en-suite bathroom. There is also a family bathroom and an airing cupboard. A driveway sits alongside the right-hand side of the property, providing off-road parking for your vehicles. The garden is low maintenance and south-west facing.



Council Tax Band - E  
Huntingdonshire District Council

DRAFT DETAILS

# Accommodation

Entrance Hallway

Cloakroom

Living Room 15'10" x 11'4" (4.83m x 3.45m).

Dining Room 11'9" x 11'3" (3.58m x 3.43m).

Office 8'4" x 8' (2.54m x 2.44m).

Kitchen 11'6" x 11' (3.5m x 3.35m).

First Floor Landing

Bedroom One 12'4" x 11'6" (3.76m x 3.5m).

En Suite

Bedroom Two 11'5" x 10'6" (3.48m x 3.2m).

Bedroom Three 11'2" x 8'2" (3.4m x 2.5m).

Bedroom Four 11'6" x 7'7" (3.5m x 2.3m).

Bathroom

Outside

Enclosed Rear Garden

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.



**Thomas Morris**

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