



 **THOMAS MORRIS**

41 Church Meadows, St. Neots, PE19 1PR

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Guide Price: £350,000

Freehold

Church Meadows, St. Neots, PE19 1PR

- Three Bedroom Detached Home
 - Corner Plot
 - Cul-de-Sac
 - Close to Town
 - Spacious Lounge
 - Single Garage
 - Off-Road Parking
 - Nice Plot
 - Freehold
 - Energy Rating – C/69
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This detached three bedroomed property is situated on a generous corner plot that includes off-road parking and a single garage. The ground floor features a spacious lounge with a dining area, and a kitchen located towards the back of the property. Upstairs, there are two double bedrooms and one single bedroom, all of which are served by a family bathroom. The property is located in a cul-de-sac that is within walking distance of the town, making it a great choice for those who want to be close to local amenities.



Council Tax Band - C

Huntingdonshire District Council

Accommodation

Entrance Hallway

Living Room Area 15'10" x 11'8" (4.83m x 3.56m).

Dining Area 10'6" x 8'3" (3.2m x 2.51m).

Kitchen 11'8" x 7'1" (3.56m x 2.16m).

First Floor Landing

Bedroom One 12'1" x 9'1" (3.68m x 2.77m).

Bedroom Two 11'4" x 7'11" (3.45m x 2.41m).

Bedroom Three 9'1" x 6'5" (2.77m x 1.96m).

Bathroom

Outside

Enclosed rear Garden, Garage and Off-Road parking



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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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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