



15 West Street, St. Neots, PE19 1AH



Guide Price: £400,000

Freehold

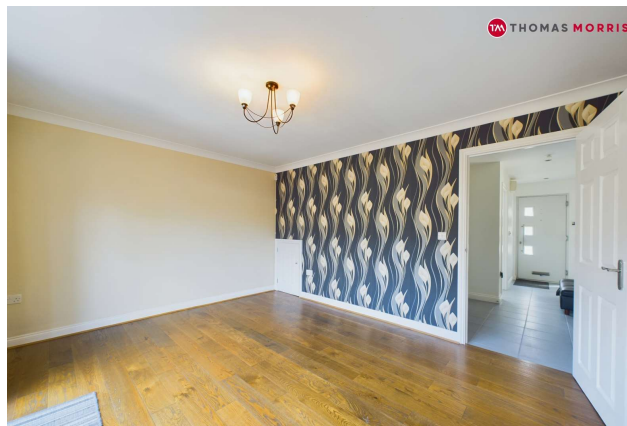
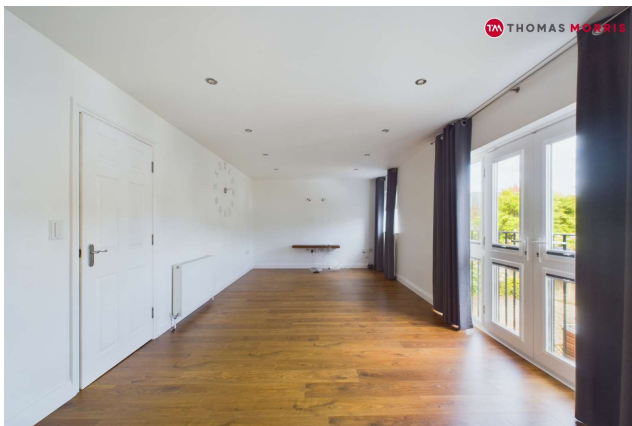
West Street, St. Neots, PE19 1AH

- Town Centre Location
- Spacious Family Home
- Well Appointed Kitchen
- Allocated Parking
- Low Maintenance Garden
- High Specification
- Ensuite
- Fitted Built in Wardrobes
- Freehold
- Energy Rating - B/87

Thomas Morris are pleased to offer this immaculate four bedroomed town house situated within walking distance to St. Neots town centre, close to all amenities the town has to offer. The ground floor of the property benefits from a newly fitted kitchen, downstairs cloakroom and a spacious dining room with french doors. A well presented living room with juliet balcony, family bathroom and double bedroom to the first floor. On the second floor there are three bedrooms, main bedroom with en suite. Externally there is an enclosed rear garden and allocated parking.

Council Tax Band - B
Huntingdon District Council

DRAFT DETAILS



Accommodation

Entrance Hallway

Cloakroom

Dining Room 14'8" x 11'1" (4.47m x 3.38m).

Kitchen 10'4" x 8'4" (3.15m x 2.54m).

First Floor Landing

Living Room 21'9" x 11'1" (6.63m x 3.38m).

Bedroom Two 15'2" x 12'7" (4.62m x 3.84m).

Bathroom

Second Floor Landing

Bedroom One 19'8" x 11'2" (6m x 3.4m).

Bedroom Three 12'7" x 9'2" (3.84m x 2.8m).

Bedroom Four 8'8" x 8'5" (2.64m x 2.57m).

Outside

Enclosed Rear Garden

Allocated 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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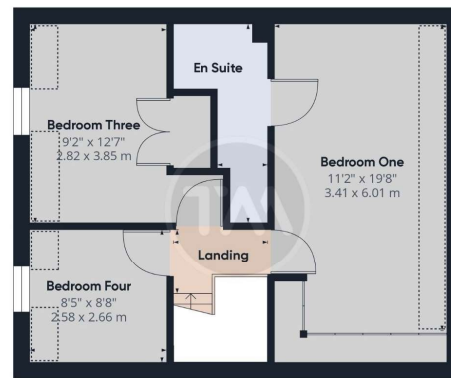
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Ground Floor



Floor 1



Floor 2

Approximate total area^①
1469.48 ft²
136.52 m²

Reduced headroom
61.2 ft²
5.69 m²

(1) Excluding balconies and terraces

② Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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