



12 Farrier Court, St. Neots, PE19 1DG

 **THOMAS MORRIS**



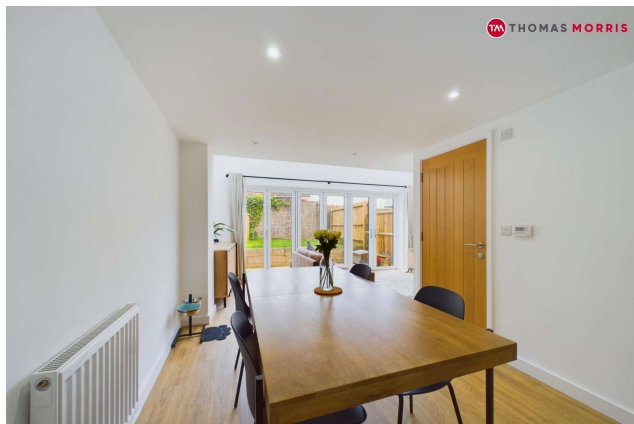
Asking Price: £325,000

Freehold

Farrier Court, St. Neots, PE19 1DG

- Town Centre Location
- Two Good Size Bedrooms
- Very Well Presented Throughout
- Ideal First Time Purchase
- Great Investment Buy
- Private Development
- Close to Riverside Park
- Enclosed Rear Garden
- Freehold
- Energy Rating B/82

This stunning two-bedroom property is situated in the heart of town and is a must-see. The ground floor boasts an open-plan living area which has the benefit of velux windows giving a bright and airy feel, also with bi-folding doors leading out to the rear garden. Additionally, there is a convenient ground floor toilet. On the first floor, there are two generously-sized bedrooms, a bathroom, and a large cupboard off the landing that provides ample storage space. The enclosed rear garden is perfect for hosting gatherings and entertaining guests. The property has great access to St Neots mainline station, giving great access to London Kings Cross



Council tax:- Huntingdon District Council band B

Accommodation

Entrance

Open Plan Kitchen Area 13'1" x 11'3" (4m x 3.43m).

Open Plan Dining Area 9'1" x 6'5" (2.77m x 1.96m).

Open Plan Living Area 16'1" x 8'6" (4.9m x 2.6m).



Cloakroom

First Floor Landing

Bedroom One 13'5" x 9'2" (4.1m x 2.8m).

Bedroom Two 9'5" x 6'5" (2.87m x 1.96m).

Bathroom

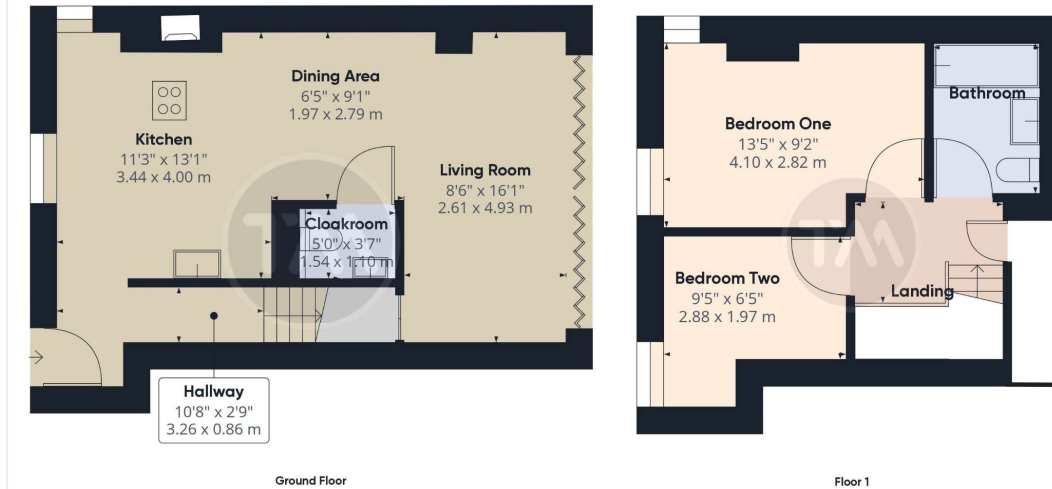


To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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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Approximate total area⁽¹⁾
 708.17 ft²
 65.79 m²

(1) Excluding balconies and terraces

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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