



7 Park Road, St. Neots, PE19 1ED





Asking Price: £400,000

Freehold

Park Road, St. Neots, PE19 1ED

- Three Bedroom Family Home
- Extended Living Room
- Separate Dining Room
- Useful Utility Room & Cloakroom
- Garage Converted to Storage Area
- Driveway providing ample Parking
- Close to Park, Station and Town Centre
- Enclosed Rear Garden
- Freehold
- Energy Rating TBC

Situated in a convenient location close to the town centre, this spacious and well-presented three-bedroom end-terrace property offers versatile accommodation, making it an ideal home for families, first-time buyers, or those looking to upsize. The property is entered via a welcoming entrance hallway, leading to a separate dining room and a generously sized extended lounge, providing an excellent space for relaxing, entertaining, and family life. The fitted kitchen is complemented by a practical utility room and a convenient ground floor WC. The former garage has been converted to create additional versatile living space, ideal as a home office, playroom, family room, or hobby room. To the first floor are three well-proportioned bedrooms, all served by a modern shower room. Externally, the property benefits from a driveway providing off-road parking to the front, while to the rear is a fully enclosed garden offering a private and secure outdoor space. Ideally located within easy reach of the town centre, local schools, shops, amenities, and excellent transport links, this fantastic family home combines generous living space with a highly convenient location.

Council Tax Band – B
Huntingdon District Council

Accommodation

Entrance Hall

Cloakroom

Dining Room 11'11" 10'7" (3.63m 3.23m).

Living Room 10'5" x 14' (3.18m x 4.27m).

Kitchen 12'6" x 10'2" (3.8m x 3.1m).

Utility Room 5'11" x 4'6" (1.8m x 1.37m).

First Floor Landing

Bedroom One 12' x 10'5" (3.66m x 3.18m).

Bedroom Two 12' x 9'9" (3.66m x 2.97m).

Bedroom Three 8'9" x 8'3" (2.67m x 2.51m).

Shower Room 6'5" 5'6" (1.96m 1.68m).

Outside

Storage Space 11'1" x 8'4" (3.38m x 2.54m).

Driveway providing ample Parking

Enclosed Rear Garden



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 £80 incl. 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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