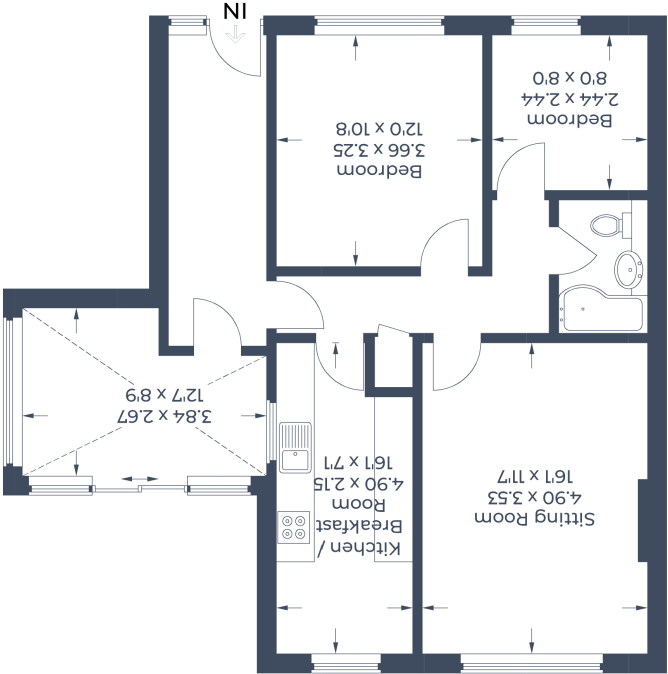


Energy Efficiency Rating	
Current	Potential
England, Scotland & Wales	
Very energy efficient - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-44)
G	(1-30)
Not energy efficient - higher running costs	
EU Standard	
65	75
2020/2021	



Approximate Cross Internal Area = 75.3 sq m / 810 sq ft

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measurements are approximate, not to scale.
Illustration for identification purposes only.



47 Beeson Close, Little Paxton, St Neots, Cambridgeshire PE19 6NE Offers in Excess of £300,000



- EXTENDED SEMI-DETACHED BUNGALOW.
- TWO SEPARATE ENCLOSED GARDENS.
- PVCu DOUBLE GLAZING.
- GARAGE & ADDITIONAL PARKING IMMEDIATELY TO THE REAR.
- NO FORWARD CHAIN.
- WALKING DISTANCE TO NATURE RESERVE.
- SIDE HALL & GARDEN ROOM ADDITIONS.
- KITCHEN WITH INTEGRATED APPLIANCES.
- GARDEN ROOM WITH ROOF LANTERN.
- GAS FIRED RADIATOR CENTRAL HEATING.
- SOUGHT AFTER VILLAGE LOCATION.

Introduction.

A well presented EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW situated in a cul-de-sac location with "traffic free" views to the front. Extended to add an attractive GARDEN ROOM WITH ROOF LANTERN overlooking the enclosed garden to the front and a SIDE HALL providing convenient access from the rear of the property to the front garden.

PVCu double glazing and gas fired radiator central heating.

Offered for sale with NO FORWARD CHAIN, presented in good order with a refitted KITCHEN WITH INTEGRATED APPLIANCES and a refitted BATHROOM.

Outside the property has vehicular access at the rear with a driveway leading to the single GARAGE. There are fully enclosed GARDENS TO THE FRONT AND REAR of the bungalow.

Little Paxton is a popular Village considered by many to be within walking distance of St Neots town centre. With very easy access to the A1 and close to St Neots mainline train station, the Village also has a Nature Reserve, a well regarded Primary School, Doctors surgery and local convenience stores.

Ground Floor

Accommodation

Door to

Side Hall

Doors to Garden Room and Entrance Hall

Entrance Hall

radiator, built in cupboard

Kitchen Dining Room

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink unit, electric cooker point, integrated slimline dishwasher, fridge freezer and washing machine, window to the front aspect, window to the Garden Room, radiator

Lounge

window to the front aspect, coved ceiling, two radiators, TV & telephone points

Garden Room

windows overlooking the enclosed garden to the front of the property, sliding patio doors, radiator, roof lantern

Bedroom One

window to the rear aspect, coved ceiling, radiator

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bathroom

fully tiled and comprising "P" shaped bath with shower, vanity unit with wash basin and W.C, towel radiator

Outside

Gardens

at the front there is an open area of garden. There is also a fully enclosed front garden, laid to lawn with established shrub borders and access into the property via the Garden Room.

At the rear the garden is fully enclosed and laid to lawn with a timber garden shed and gated pedestrian access to the Garage & driveway

Garage & Parking

the single Garage is situated alongside the property at the rear with a driveway in front

