



35 Nuffield Road, St. Neots, PE19 0AA





Guide Price: £375,000 - £400,000

Freehold

Nuffield Road, St. Neots, PE19 0AA

- Immaculately Presented
- En-Suite to Main Bedroom
- Short Walk to Train Station
- Close to Amenities
- Off Road Parking
- Three well proportioned Bedrooms
- Modern Development
- Enclosed Rear Garden
- Freehold
- Energy Rating - B/84

Immaculately presented three-bedroom semi-detached family home, ideally situated within the highly sought-after Wintringham development in St Neots. Offering spacious and modern accommodation throughout, this superb property is perfect for growing families and professionals. The accommodation comprises a bright and welcoming entrance hall, a stylish contemporary kitchen/dining room, spacious living room, and well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities. Finished to a high standard throughout, the property is ready to move straight into. Externally, the home benefits from an enclosed rear garden, ideal for entertaining and family living, along with a driveway providing off-road parking at the back of the property. Conveniently located close to St Neots train station, offering excellent commuter links to London and Cambridge, as well as nearby schools, shops, and local amenities.

Annual Estate Management Fee: £360

Council Tax Band - C

Huntingdon District Council

DRAFT DETAILS

Accommodation

Entrance Hall

Living Room 13' x 12' (3.96m x 3.66m).

Cloakroom

Kitchen/Diner 10'1" x 15' (3.07m x 4.57m).

Landing

Bedroom 1 12' x 11'10" (3.66m x 3.6m).

Ensuite

Bedroom 2 10'7" x 7'9" (3.23m x 2.36m).

Bedroom 3 9'8" x 7' (2.95m x 2.13m).

Bathroom

Outside

Enclosed Rear Garden 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 £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.



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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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