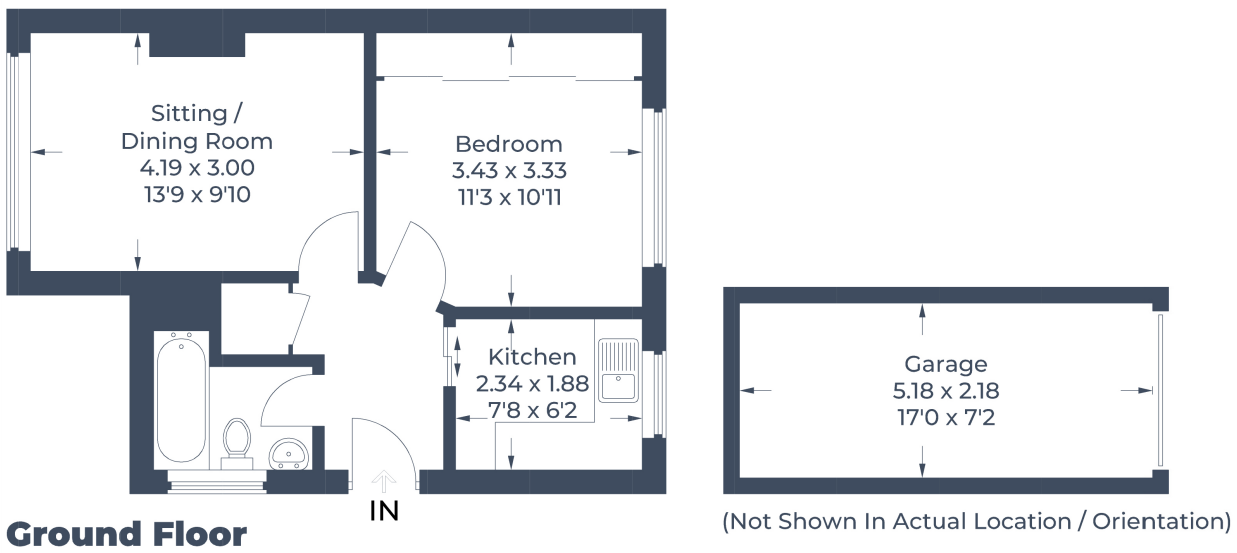


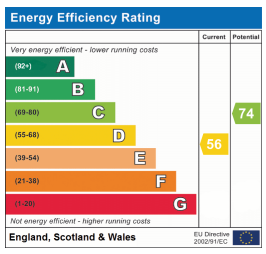
Approximate Gross Internal Area = 38.6 sq m / 415 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 50.0 sq m / 538 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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65 High Street, Yelling, St Neots, Cambridgeshire PE19 6SB Guide Price £125,000

- OFFERED WITH NO FORWARD CHAIN
- Double Glazed and Electric Heating
- Popular peaceful Village location
- In need of updating and some modernisation
- Garage
- Purpose built One bedroom Ground Floor Maisonette
- Easy access to St Neots, Huntingdon and Cambridge
- Ideal for First time buyers, Investment buyer or anyone looking to downsize
- Communal lawn area



Ground Floor

Entrance Hall
Approached via double glazed entrance door to side aspect, built in airing cupboard housing hot water cylinder. Doors leading off to Lounge, Kitchen, Bedroom and Bathroom.

Lounge
4.19m x 3.0m (13' 9" x 9' 10"). Double glazed window to front aspect, open fireplace, electric heater, coving to ceiling, tv point.



Kitchen
2.34m x 1.88m (7' 8" x 6' 2"). Double glazed window to rear aspect. Single drainer stainless steel sink unit, base and wall cupboards, worksurface, tiled splashback surrounds.

Bedroom
3.43m x 3.33m (11' 3" x 10' 11"). A double bedroom with double glazed window to rear aspect, fitted sliding door wardrobe extending the length of one wall, electric heater, coving to ceiling.



Bathroom
Double glazed window to side aspect. Coloured suite comprising of low level WC, wash hand basin, bath, tiled splash back surrounds.

Outside
There is a communal lawn area to the side and rear of the maisonette.

Garage
Single garage to the rear which belongs to the property

Agents Notes
The property is Leasehold with a 125 year lease from April 1989. Approximately 88 years remaining.
The annual service charge from April 2026 to April 2027 is £796.41 for the year.







