



**LOVETT**  
Sales & Lettings

Offers In Region Of  
**£300,000**



## 19 St. Anselm Place, St. Neots, Cambridgeshire, PE19 1AP

- Sought after location
- Gas radiator heating
- Fitted kitchen
- Three bedrooms/two reception rooms
- Town centre location
- Ground floor cloakroom



## Full Description

### ENTRANCE HALL

UPVC entrance door to entrance hall comprising of stairs to first floor with cupboard under, radiator and coving to artex ceiling.

### LOUNGE

12' 11" x 12' 8" (3.94m x 3.86m)

UPVC window to front, coving to artex ceiling, radiator, TV point, feature electric fireplace with decorative surround.



### DINING ROOM

10' 10" x 9' 4" (3.3m x 2.84m)

Coving to artex ceiling, radiator, opening to conservatory.

### CONSERVATORY

8' 6" x 6' 0" (2.59m x 1.83m)

Three-quarters UPVC conservatory with glazed door opening onto rear garden.



### KITCHEN

9' 0" x 7' 8" (2.74m x 2.34m)

Fitted kitchen comprising of one and a half bowl single drainer sink unit with mixer tap, work surfaces, tiled surrounds, drawer and cupboards below, wall mounted cupboards, built in 4-ring gas hob with extractor hood over, built in oven and microwave, coving to artex ceiling, radiator, window to rear.

### REAR LOBBY

Two inset ceiling lights, UPVC door to rear garden.



### CLOAKROOM

Two piece white suite comprising of low level w.c., wash hand basin with tiled surrounds and cupboards under.

### UTILITY ROOM

7' 6" x 5' 5" (2.29m x 1.65m)

UPVC window to rear, plumbing for washing machine, door to garage.

### LANDING

Window to side, access to roof space with ladder and part boarded.

### BEDROOM ONE

12' 8" x 10' 3" (3.86m x 3.12m)

Window to front, airing cupboard housing hot water cylinder and immersion heater, radiator.



### BEDROOM TWO

9' 7" x 9' 0" (2.92m x 2.74m)

Window to rear, built in wardrobe with cupboard over, radiator.

### BEDROOM THREE

8' 8" x 7' 0" (2.64m x 2.13m)

Window to front, cupboard housing gas boiler.

### FAMILY BATHROOM

Three piece suite comprising of low level w.c., wash hand basin, panelled corner bath with tiled surrounds and electric shower over, window to rear, wall mounted heated towel rail, coving to artex ceiling, tiled walls.



### GARAGE

Three-quarter space garage with up and over door, power and light.

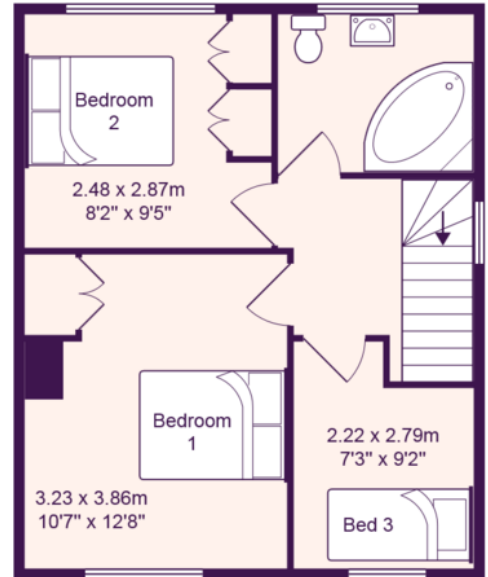
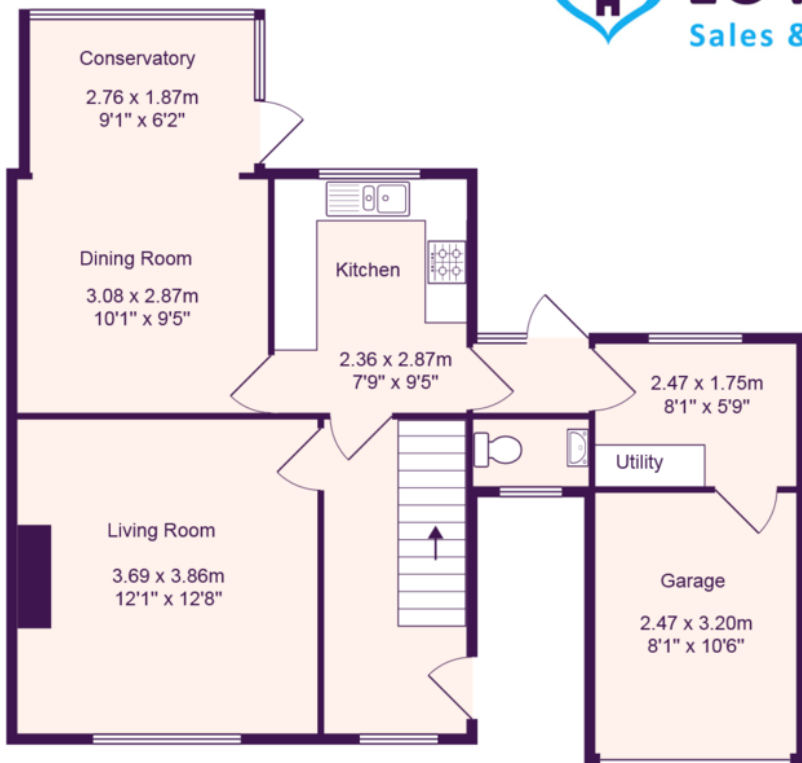
### FRONT GARDEN

Open plan front garden laid to decorative stone.

### REAR GARDEN

Enclosed by panel fencing with vegetable gardens.





Ground Floor

First Floor

Total Area: 95.9 m<sup>2</sup> ... 1032 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH

