



**LOVETT**  
Sales & Lettings

£270,000



## 116 High Street, Offord Cluny, St. Neots, PE19 5RQ

- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOME
- OVER 1100 SQFT OF ACCOMMODATION
- REFITTED KITCHEN
- CLOSE TO LOCAL SHOP AND PUB
- GAS RADIATOR HEATING

## Full Description

A spacious two double bedroom semi-detached home with over 1100 SqFt of accommodation in the heart of the village of Offord Cluny with close walking distance to Budgens store and The Three Horseshoes pub. The village is situated between the towns of St Neots and Huntingdon and has its own primary school. The accommodation comprises entrance hall, living room, dining room, refitted kitchen, utility and WC on the ground floor. The first floor has two spacious bedrooms and a large family bathroom. Externally there is an enclosed garden to rear plus an open plan gravelled garden to front. The property benefits from gas radiator heating. No forward chain.

### ENTRANCE HALL

Composite entrance door leading to entrance hall. Stairs to first floor with cupboards under. Electric consumer unit and meter cupboard. Door to living room and dining room. Smoke alarm. Radiator.

### DINING ROOM

12' 9" x 12' 2" (3.89m x 3.71m)

UPVC Bay window to front. Feature fireplace. Radiator. Sliding doors through to living room.

### LIVING ROOM

19' 4" x 12' 2" (5.89m x 3.71m)

Windows to rear and side. Feature fireplace surround. Radiator. Door through to kitchen.

### KITCHEN

9' 8" x 8' 2" (2.95m x 2.49m)

Refitted kitchen comprising work surfaces with white gloss drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Radiator. Window to side. UPVC door to side. Door way to utility room.

### UTILITY ROOM

UPVC windows to rear and side. Base and wall mounted cupboards. Single bowl sink with mixer tap. Plumbing for washing machine and space for fridge freezer. Door to WC.

### WC

Low level WC. UPVC window to side.

### LANDING

Sash window to side. Loft access. Smoke alarm. Doors to bedrooms and bathroom.



### BEDROOM ONE

16' 3" x 12' 2" (4.95m x 3.71m)

Two UPVC windows to front. Fitted wardrobes. Built in cupboard. Radiator.



### BEDROOM TWO

12' 2" x 9' 8" (3.71m x 2.95m)

UPVC window to rear. Fitted wardrobes.

### BATHROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and panelled p-shaped bath with shower over. Tiled splash backs. Radiator. UPVC window to rear.



### REAR GARDEN

Enclosed West facing rear garden mainly laid to lawn with mature flower and shrub borders. Garden shed. Gated access to side. Outside tap.



### FRONT GARDEN

Laid to gravel with picket fencing. Gated access to garden.





Total Area: 102.6 m<sup>2</sup> ... 1104 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH

