



HARVEY ROBINSON

£280,000

23 Station Square

St Neots, PE19 6GX

## PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be marketing this well presented two double bedroom home which is adjacent to St Neots mainline train station and would be an ideal purchase for commuters. The accommodation is spread over two floors with an entrance hall, cloakroom, lounge and kitchen/diner on the ground floor, with two double bedrooms and a spacious bathroom on the first floor. Outside there is an enclosed rear garden with gated access leading to two allocated parking spaces. From the front of the property, you can access the train station within a 1-minute walk. Viewings can be arranged by contacting our St Neots branch.

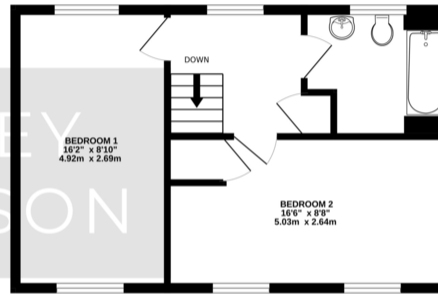




GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.7 sq.m.) approx.  
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## FAQs

Postcode for SatNav: PE19 6GX

What3Words location: ///sums.pictured.broth

Estate maintenance charge: £60.55 - these costs are reviewed annually. Payment is in advance with credit issued if the estimated costs are more than the actual.

Property age: 2016

How long have the owners lived here: Since new  
Council tax: B

Vendors onward movements: Upsizing

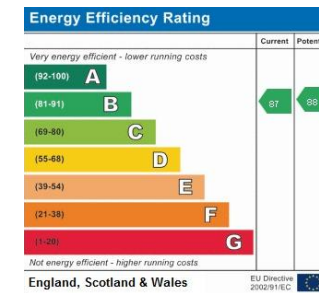
Garden aspect: South

Primary catchment: Roundhouse Academy /  
Winteringham Academy

Secondary catchment: Longsands

Water meter: Yes, located next to the driveway

Other useful information: The property is fitted with solar panels, there is a Hive smart thermostat fitted.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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### CONTACT

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