

A photograph of the rear garden of a two-story brick house. The garden features a paved area with large rectangular stones, a wooden shed with a grey door, and a brick wall on the left. The house has a white door with a glass panel and several windows with white frames. A satellite dish is mounted on the brick wall. The sky is blue with some clouds.

HARVEY ROBINSON

Offers in Excess of  
**£240,000**  
Pepys Road  
St Neots, PE19 2EN

## PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to offer for sale, this three bedroom end of terrace home, located within walking distance of the town centre and train station amongst many other amenities including local shops and schools.

The property offers spacious accommodation throughout including a lounge, kitchen/diner, utility room, downstairs cloakroom, a large hall which offers potential to be used as a study area, three good size bedrooms and a four -piece bathroom.

Outside, the property benefits from front and rear gardens, and a good amount of unallocated parking to the rear.

For more information and to arrange a viewing, please contact Harvey Robinson in St Neots on 01480 454040 opt 2.

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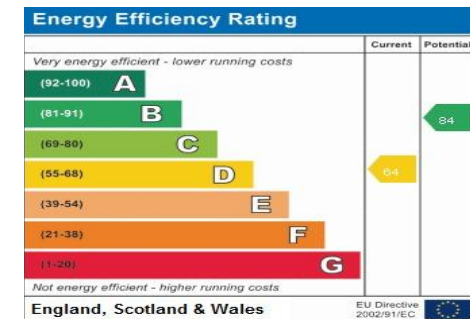
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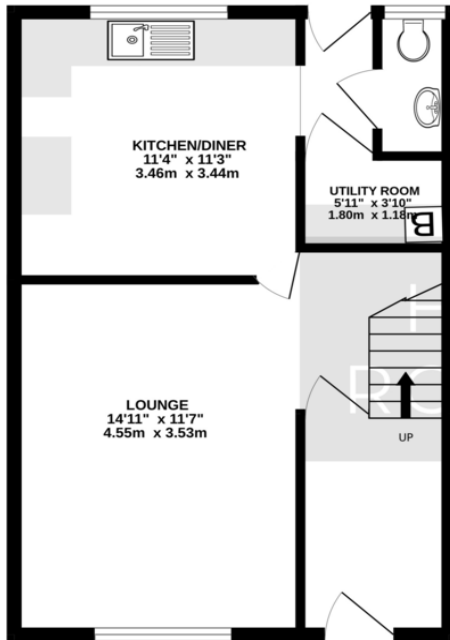
## FAQs

Tenure: Freehold  
 Built: 1970's  
 Rear Garden Aspect: South/West  
 Council Tax: Band B  
 Boiler: Installed 2020  
 Fuse Board: Replaced 2020  
 Primary School Catchment: St Mary's C of E  
 Secondary School Catchment: Ernulf Academy  
 Water Meter: Yes  
 Estimated Rental Income: £1,100 - 1,200 pcm  
 What3Words Location: ///recording.clinic.broad

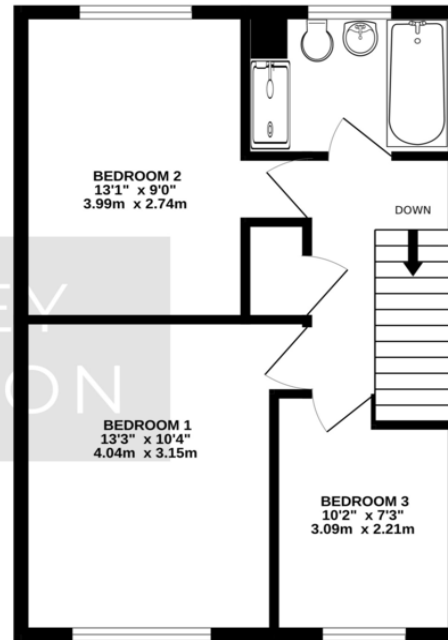


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.  
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HARVEY ROBINSON

### OFFICE ADDRESS

22 Market Square, St Neots,  
Cambridgeshire, PE19 2AF

### CONTACT

01480 454040  
stneots@harveyrobinson.co.uk  
www.harveyrobinson.co.uk