



Connells

Wilcox Drive
St. Neots

Wilcox Drive
St. Neots PE19 0AE

for sale
£390,000



Property Description

Connells are delighted to offer this beautiful three bedroom property in a quiet location on the Wintringham Estate.

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property purchase does not go ahead.



Entrance Hall

Radiator to the side. Storage cupboards.

Cloakroom

Double glazed window to the front. Comprises of WC and basin. Radiator to the side.

Lounge

15' 9" x 10' 4" (4.80m x 3.15m)

Double glazed window to the front. Radiator to the front and another to the rear. Electric fire and surround.

Kitchen/Diner

19' x 9' 5" (5.79m x 2.87m)

Patio doors to the garden. Window to the side and another to the rear. Comprises of wall and base units with worktop over. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Radiator to the side. Neft cooker with gas hob.

Landing

Loft access via hatch. Double glazed window to the side.

Master Bedroom

11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed window to the front. Radiator.

En Suite

Comprises of WC, Basin and shower cubicle. Double glazed window to the side.

Bedroom 2

10' 4" x 10' 5" (3.15m x 3.17m)

Double glazed window to the rear. Radiator.

Bedroom 3

8' 5" x 9' 7" (2.57m x 2.92m)

Currently used as an office. Double glazed window to the rear. Radiator.

Bathroom

Comprises of bath with shower over, WC and basin. Heated towel rail. Double glazed window to the front. Extractor fan.

Rear Garden

Enclosed garden with well established shrubs. Lawn and patio area.

Garage

To view this property please contact Connells on

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26 Market Square
ST. NEOTS PE19 2AF

EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SNT306176



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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