



11 Nuffield Road, St. Neots - PE19 0AA

In Excess of £350,000



HARVEY
ROBINSON

11 Nuffield Road

St. Neots, St. Neots

Harvey Robinson Estate Agents are delighted to present this modern three/four bedroom townhouse, built in 2025 and located on the sought-after Wintringham development on the outskirts of St Neots. Offered with no onward chain, this stylish home provides versatile accommodation across three floors, making it an ideal choice for families.

On the ground floor, the property welcomes you with an entrance hall, cloakroom, and a dedicated study. To the rear, a spacious open-plan kitchen/dining/family room creates the heart of the home, featuring French doors that open directly onto the enclosed garden.

The first floor hosts a bright lounge and the primary bedroom, complete with its own en-suite shower room.

On the second floor, two further double bedrooms are served by a modern family bathroom, offering ample space for children or guests.

Externally, the property benefits from a private rear garden and two allocated parking spaces, adding convenience to contemporary living.

- Three/Four Bedrooms
- En-suite Shower Room
- Large Kitchen/Dining/Family Room
- Downstairs Study
- Three Storey Town House
- Downstairs Cloakroom
- Two Allocated Parking Spaces
- No Onward Chain





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St. Neots, St. Neots

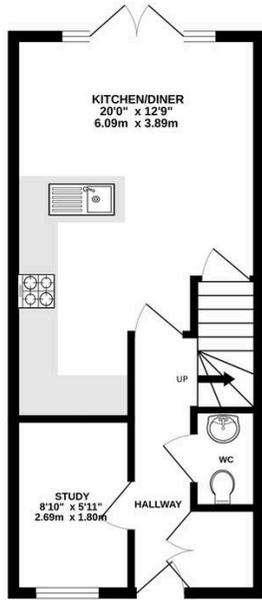
With great rail, bus and road links, Wintringham really is one of the best-connected places in St Neots and the surrounding areas.

The development has seen significant investment in cycle and walkways, allowing you to stroll freely and enjoyably throughout and out to the wider St Neots area. From the short walk to St Neots station connecting you perfectly into Central London, to the bus service to Cambridge, Milton Keynes and Oxford, you'll enjoy the freedom to connect.

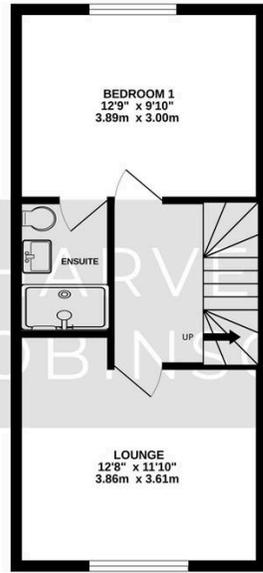
Plans to upgrade the A1 and A428 are well underway making Wintringham ideal for commuters. St Neots Town centre is located just over 1 mile away with various shops, bars, and restaurants to choose from.



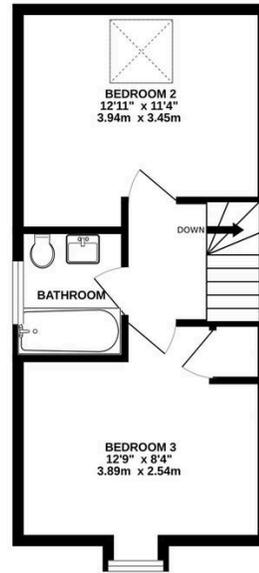
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA - 1108 sq.ft. (102.9 sq.m.) approx.
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FAQ

Postcode for SatNav: PE19 0AA or What3Words

location: [///nicely.rise.describe](https://nicely.rise.describe)

Council Tax: C

Garden Aspect: East

Vendors onward movements: No chain

How long have the owners lived here: Since new

Estate maintenance charge: Approx £280 per annum

Solar Panels: Fully Owned

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at harveyrobinson.co.uk

Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2023 - Gold Winner

5.0 Star Google Review Rating

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	