



The Chichester, Pelham Road, St Neots - PE19 0AB
£414,750



HARVEY
ROBINSON

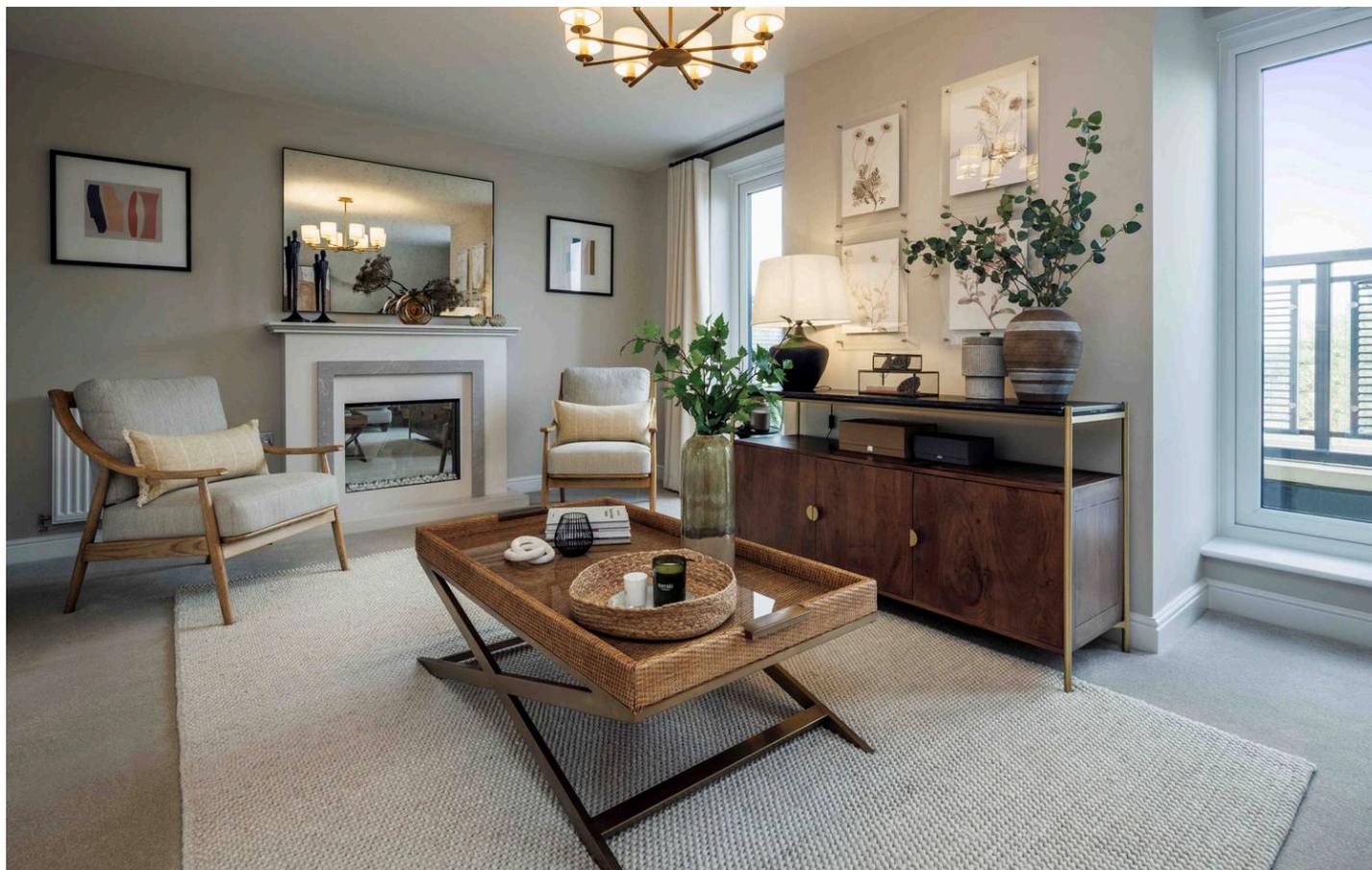
The Chichester, Pelham Road

St Neots

FLOORING THROUGHOUT INCLUDED Harvey Robinson estate agents in St Neots are delighted to offer for sale this brand new three bedroom semi-detached family home within the exciting new development at Wintringham. Being constructed to 'The Chichester' design, the contemporary accommodation spread over three floors in brief consists of an Entrance Hall, a Cloakroom, and a spacious Lounge/Kitchen/Dining Room to the Ground Floor. A Lounge with Juliette balcony, and Bedroom Three occupies the First Floor, with the Master Bedroom with Ensuite facilities, and Bedroom Two as well as a further family Bathroom found on the Second Floor. Outside, the property has an enclosed Garden and a Garage with parking.

This home is currently under construction by Morris Homes, one of the country's largest independently owned housebuilders. Known for their commitment to quality craftsmanship, they select premium brand partners such as Villeroy & Boch, Neff, Porcelanosa and Roca to ensure every home benefits from high-specification fixtures and appliances throughout. Their attention to detail and emphasis on superior materials set them apart in today's market.

- THREE BEDROOMS
- BRAND NEW BUILD
- KITCHEN/DINING/FAMILY ROOM
- FIRST FLOOR LOUNGE
- ENSUITE AND CLOAKROOM
- GARAGE AND PARKING
- ENCLOSED REAR GARDEN
- HIGH SPECIFICATION
- INCENTIVES AVAILABLE
- EARLY RESERVATION ADVISED



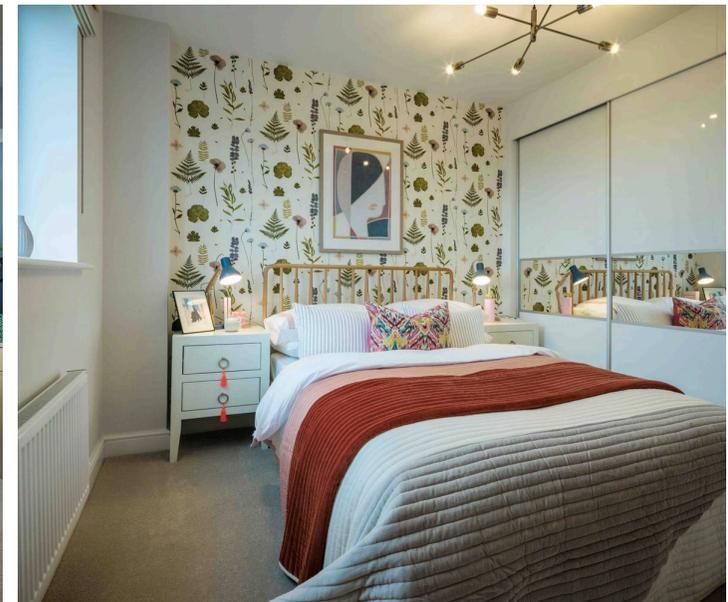
The Chichester, Pelham Road

St Neots

Located to the east of St Neots market town, this exciting development is ideally situated within walking distance of local amenities to include a convenience store, pharmacy and take-away outlets.

Primary schooling is present on the Wintringham development, with Secondary schools located nearby.

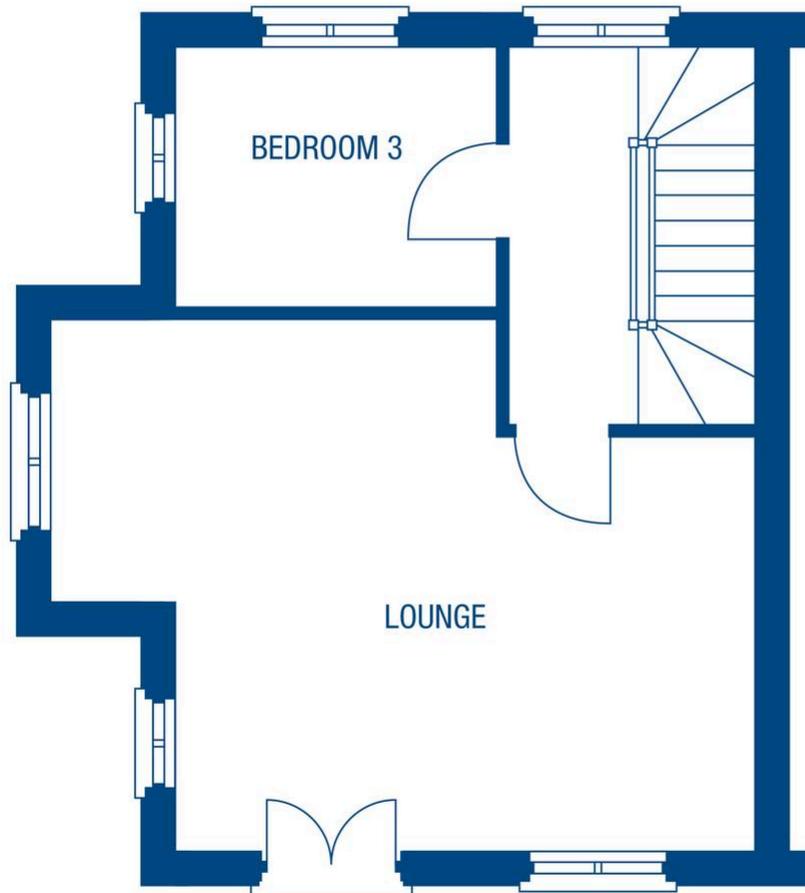
The train station, also within walking distance provides access into London Kings Cross and St Pancras within the hour. Access into Cambridge is via the A428 and can be reached within 30 minutes.



The Chichester



3 bedroom townhouse.



First Floor

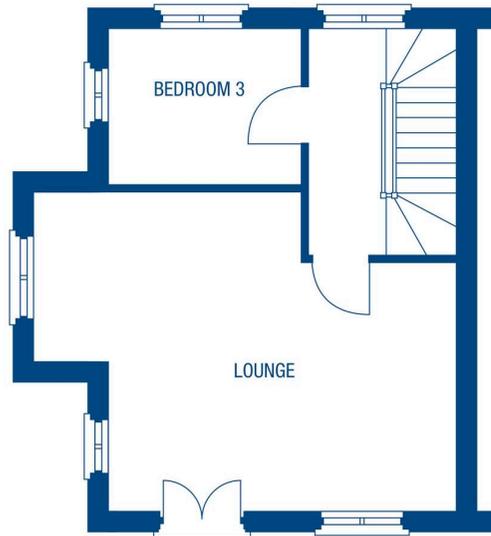
Room	Size
Lounge	5800* x 4615*mm 19'0"* x 15'1"*
Bedroom 3	2760 x 2200*mm 9'1" x 7'2"*

1,158 total sq ft

*Denotes maximum room dimensions. This is a computer generated image of The Chichester, elevation treatment may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

The Chichester

3 bedroom townhouse.



First Floor

Room	Size
Lounge	5800* x 4615*mm 19'0** x 15'1**
Bedroom 3	2760 x 2200*mm 9'1" x 7'2**

1,158 total sq ft

*Denotes maximum room dimensions. This is a computer generated image of The Chichester, elevation treatment may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Plans may be handed and any gaps may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

The Chichester, Pelham Road St Neots

Early viewings and reservations are advised and can be arranged by contacting our St Neots estate agent offices.

GENERAL The room sizes and floor plans have been created based upon architect plans but are subject to change on completion of the build and should therefore only be used for guidance. All plans and room sizes should be confirmed with the builder prior to exchange. The photos used will be from another site using an internal from a similar plot and may vary on completion.

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.

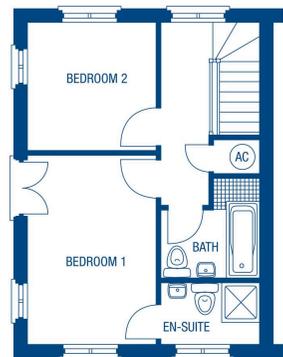
View all our properties at harveyrobinson.co.uk

Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2023 - Gold Winner
5.0 Star Google Review Rating
Council Tax band: TBD

Tenure: Freehold

The Chichester

3 bedroom townhouse.



Second Floor

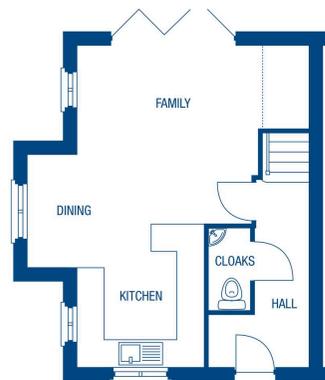
Room	Size
Bedroom 1	4100 x 2745mm 13'5" x 9'0"
En-suite	2060 x 1340mm 6'9" x 4'4"
Bedroom 2	2760* x 2740*mm 9'10** x 9'11**
Bathroom	2335* x 1920*mm 7'10** x 6'3**

1,158 total sq ft

*Denotes maximum room dimensions. This is a computer generated image of The Chichester, elevation treatment may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Plans may be handed and any gaps may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

The Chichester

3 bedroom townhouse.



Ground Floor

Room	Size
Kitchen	3370* x 2700mm 11'11** x 8'10"
Dining/Family	3520* x 4900*mm 11'7** x 16'11**
WC/Cloaks	860 x 1685mm 2'10" x 5'6"

1,158 total sq ft

*Denotes maximum room dimensions. This is a computer generated image of The Chichester, elevation treatment may vary. All internal images are indicative of a Morris house type. Room sizes are approximate. Plans may be handed and any gaps may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.