

## Directions

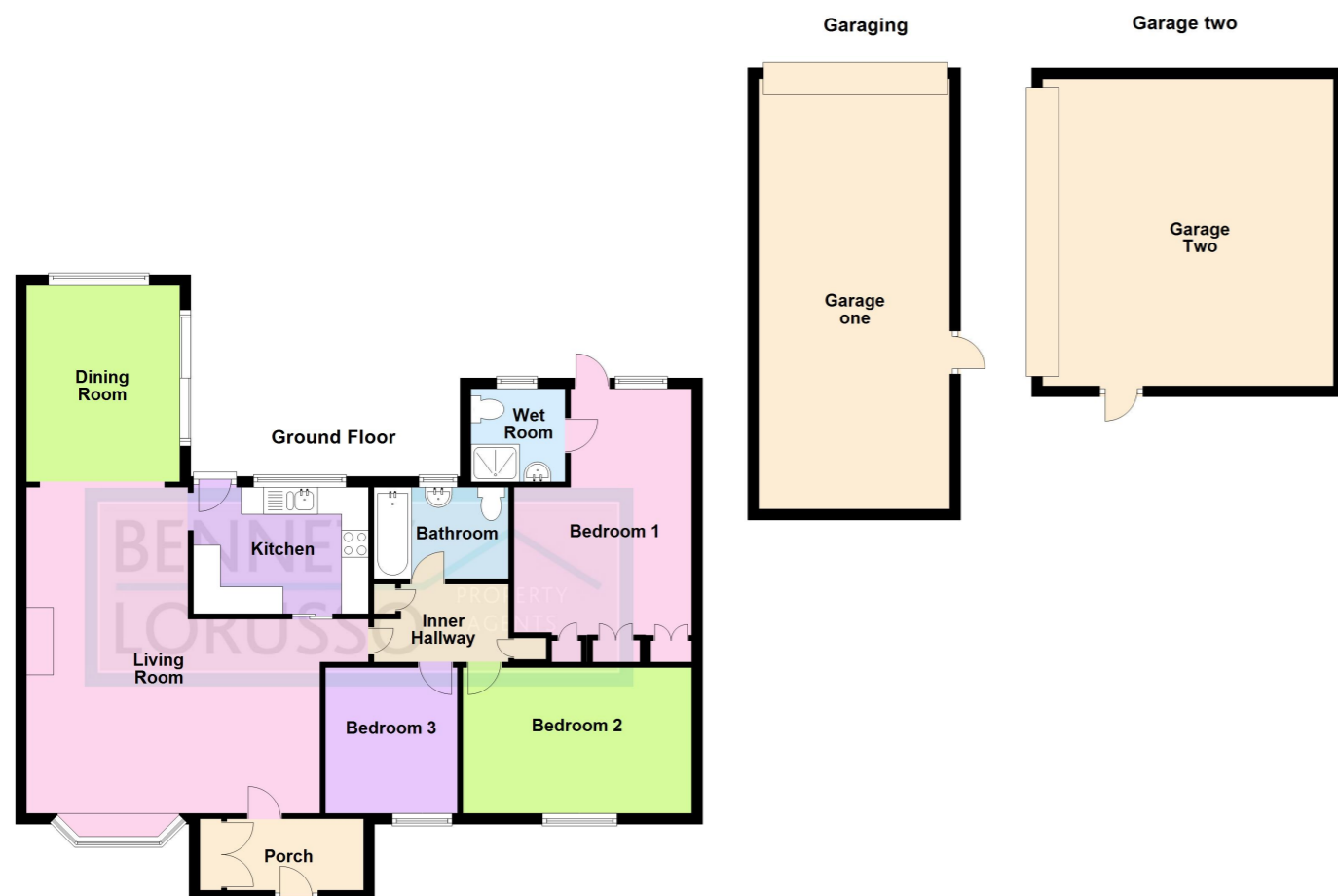
PE19 7LE.

## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 157.0 sq. metres (1690.3 sq. feet)  
Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.  
Plan produced using PlanUp.



2 Milton Avenue, Eaton Ford, St Neots, Cambridgeshire. PE19 7LE.

Offers Around £550,000

An extended, three bedroom detached bungalow situated on a prime corner plot in this enviable residential area close to town and the Riverside Park. The neatly presented accommodation includes a living room to the front and opening on to a large dining area, kitchen to the rear, two double bedrooms a single, an en-suite wet room and a main bathroom. Outside, besides the ample gardens to three sides, there is a double width garage, a double length garage and a driveway for three cars. Viewing is strictly by appointment, call us now to book your time!



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Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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**BENNETT**  
**LORUSSO** PROPERTY AGENTS



## Ground Floor

**Entrance Porch** UPVC double glazed entrance door, store cupboard also housing the meters, courtesy light, electric heater, half glazed door to:

**Living Room** 6.05m x 5.45m max (19' 10" x 17' 11") Feature Stone fireplace with real flame gas fire, two radiators, TV and broadband points, double glazed leaded light bow window to the front, opening on to:

**Dining/Family Room** 3.66m x 2.87m (12' 0" x 9' 5") Two radiators, double glazed window and sliding patio door to the rear garden, further sliding door to:

**Kitchen** 3.16m x 2.35m (10' 4" x 7' 9") A range of fitted base and wall units, inset bowl & 1/4 composite sink with mixer tap, plumbing for washing machine and dishwasher, splashback tiling, ceramic hob with extractor hood and split level double oven, double glazed window and door to the rear garden.

**Inner Hall** Airing cupboard housing the gas fired boiler, built-in cupboard, access to the loft space with ladder, light and part boarding.

**Bedroom One** 5.10m x 3.35m max (16' 9" x 11' 0") Double glazed full length window and a door to the rear garden, radiator, fitted wardrobes to one wall, wall mounted TV connections, door to:

**En-suite Wet Room** Comprising a shower area with an electric shower, wash hand basin and low level WC, fully tiled walls, extractor fan, heated towel rail, wall cabinet, double glazed window, recessed lighting to ceiling.

**Bedroom Two** 4.23m x 2.79m (13' 11" x 9' 2") Double glazed leaded light window to the front, radiator.

**Bedroom Three** 2.75m x 2.44m (9' 0" x 8' 0") Double glazed leaded light window to the front, radiator.

**Bathroom** With a three piece white suite incorporating a modern panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC, vinyl flooring, radiator, shaver point, splashback tiling and a double glazed window.

## Exterior

**Frontage** A large frontage which sweeps round to the side of the property, it is open plan and laid mainly to lawn with some shrubs and plants.

**Rear Garden** Fully enclosed and laid mainly to lawn with plant and shrub borders, large paved patio, water tap and lighting, side and rear access gates, small former pond.

**Double Width Garage** 5.70m x 5.40m (18' 8" x 17' 9") Brick built with a pitched roof for storage, personal door, power and lighting, electronic up and over door, fitted solar panels. There is ample driveway parking for at least 3 cars too.

**Double Length Garage** 8.0m x 3.55m (26' 3" x 11' 8") With electronic door, personal door, power and lighting and a window.

## Notes

FREEHOLD.  
Council tax band is - E £2730.60 pa.  
Solar panels are fitted and generate an income.  
The gas fired boiler was installed circa 2009.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	