

## Directions

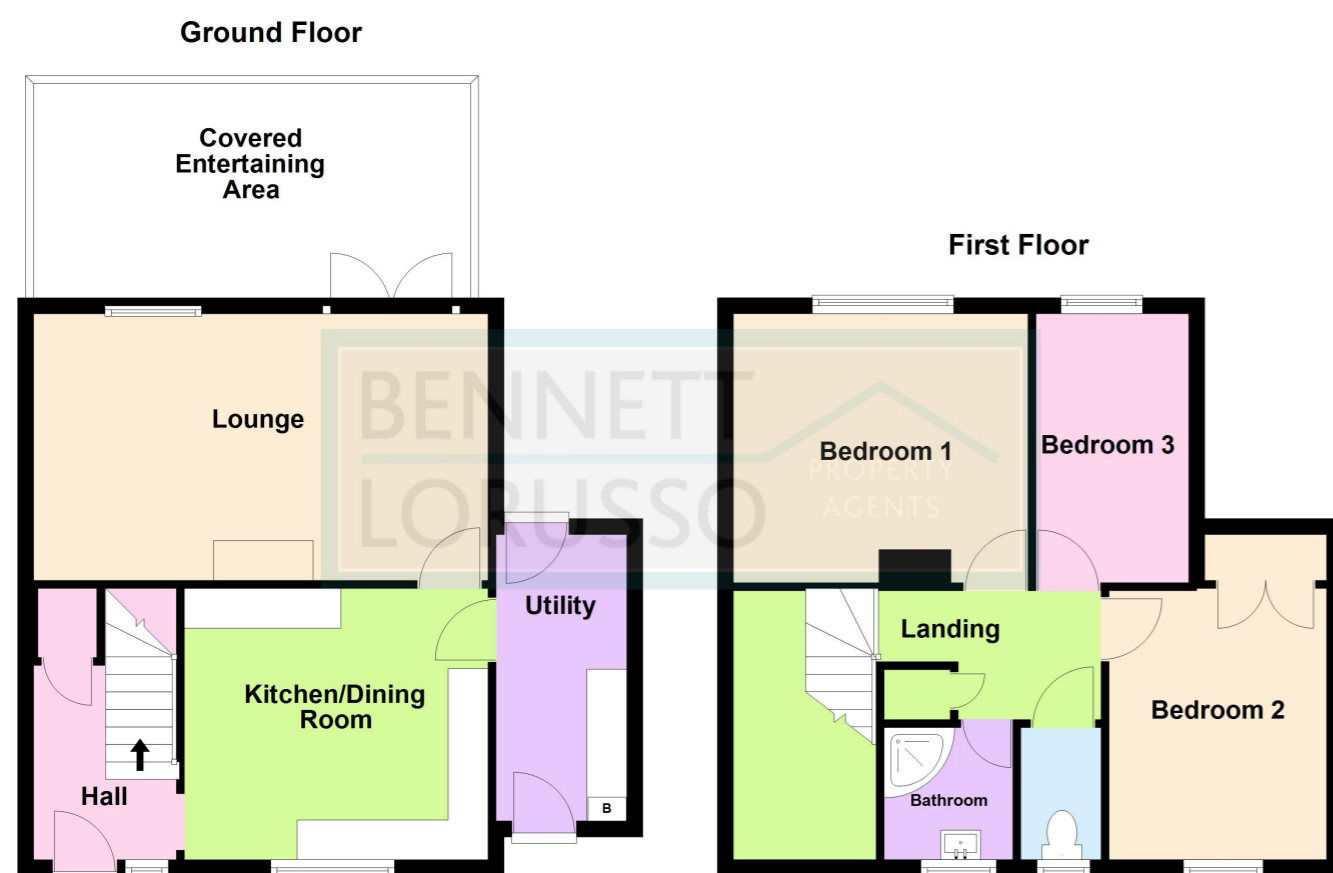
PE19 2JQ.

## 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. 91.4 sq. metres (984.2 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.



5 Hampden Way, Eynesbury, St Neots, Cambridgeshire. PE19 2JQ.

£280,000

A spacious three bedroom staggered terrace home with room for all the family and conveniently situated for easy access to good amenities. The well presented accommodation has been greatly improved by the current owners and includes a fitted kitchen with Granite work surfaces, a useful utility room, large lounge, recently refitted bathroom and modern fitted double glazing and central heating boiler. Outside, there is a good sized front garden with potential for off street parking and a private, low maintenance rear garden. Early viewing is strongly advised!



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**BENNETT**  
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# Ground Floor

**Entrance Hall** Modern composite entrance door, radiator, stairs to the half landing with two storage cupboards under, door to kitchen.

**Kitchen/Diner** 3.70m x 3.40m (12' 2" x 11' 2") Fitted with a good range of white wood grained base and wall units, ceramic hob with splashback, extractor hood over and electric oven under, Granite worksurfaces and drainer, integrated dishwasher, inset bowl and a quarter stainless steel sink with mixer tap, double glazed window to the front, plinth heater, recessed lighting to ceiling and 'click' wood effect flooring, door to:

**Living Room** 5.70m x 3.35m (18' 8" x 11' 0") Fireplace (at present blocked), large radiator, satellite TV connections, double glazed window and French style doors to the rear garden.

**Utility Room/Side Lobby** 3.60m x 1.65m (11' 10" x 5' 5") UPVC double glazed doors to the front and rear, plumbing for washing machine, fitted cupboards including the concealed gas fired combination boiler, radiator, 'click' wood effect flooring.

# First Floor

**Spacious Half Landing** With room for storage and a few more steps to the main landing.

**Landing** Airing cupboard, access to the loft space, recessed lighting to the ceiling and an air circulating fan.

**Bedroom One** 3.70m x 3.40m (12' 2" x 11' 2") Radiator, double glazed window to the rear.

**Bedroom Two** 3.40m x 2.70m plus w/robes (11' 2" x 8' 10") Double glazed window to the front, radiator, large double built-in wardrobe.

**Bedroom Three** 3.40m x 1.90m (11' 2" x 6' 3") Radiator, double glazed window to the rear.

**Separate WC** Low level WC in white with a concealed cistern, splashback tiling, double glazed window, recessed lighting to ceiling, 'click' flooring.

**Bathroom** Two piece white suite incorporating a good sized corner shower enclosure with dual head mixer shower and sliding doors, plus a wash hand basin, extractor fan, double glazed window, heated towel rail, recessed lighting to ceiling, tile effect flooring.

# Exterior

**Front** Open plan and mainly paved (official off road parking can be created STPP).

**Rear** Fully enclosed by timber fencing and mainly paved for easy maintenance, storage area, large covered patio, shingled area, timber shed, water tap.

**Notes** FREEHOLD.  
Council tax band A - £1572.29.  
Double glazed windows installed in.....  
Gas fired combination boiler installed in .....



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC