

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only.
measurements are approximate, not to scale.
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(Not Shown in Actual Location / Orientation)

Approximate Gross Internal Area
Ground Floor = 35.4 sq m / 381 sq ft
First Floor = 31.0 sq m / 334 sq ft
Store = 8.4 sq m / 90 sq ft
Total = 74.8 sq m / 805 sq ft





58 St Neots Road, Eaton Ford, St Neots, Cambridgeshire PE19 7BD £290,000

- An attractive TWO BEDROOM VICTORIAN TERRACE PROPERTY
- GENEROUS SOUTH FACING REAR GARDEN.
- Bright dual aspect fitted Kitchen
- Gas Radiator Central Heating
- Ideal First Time Buy!
- Ideal location, close to town centre and amenities
- Good size Lounge Diner
- Spacious first floor Bathroom
- Double Glazed throughout.
- Early internal inspection highly recommended

Ground Floor

Lounge Diner

Approached via double glazed entrance door to front aspect. Double glazed windows to front and rear aspect. Feature fireplace, radiators, television point, staircase rising to first floor landing with fitted out recess area under to include fitted desk and built in storage cupboards. Door leading through to Kitchen Breakfast Room.

Kitchen Breakfast Room

Two double glazed windows to side aspect and double glazed window to rear. Double glazed door leading out to the rear garden.

Fitted kitchen comprising on single drainer stainless steel sink unit with cupboards under. A range of base and wall mounted cupboards offering storage space, incorporating drawer units with complimentary worksurface over and tiled splashback surrounds. Cupboard housing central heating boiler, Built in gas hob with cooker hood over, and built in electric oven, integrated dish washer and washing machine, space for fridge freezer, fitted radiator.

Outside

The front garden is wall enclosed.

There is a generous SOUTH facing rear garden which is laid mainly to lawn, timber storage shed. There is Foot and Barrow access to the rear of the property for the neighbouring property.

First Floor

First Floor Landing

Access to loft space, built in storage cupboard, radiator. Doors leading off to bedrooms and bathroom.

Bedroom One

Double glazed window to front aspect, radiator, feature cast iron fireplace.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect. Fitted white suite comprising of low level WC, vanity wash hand basin with storage cupboards under, side panelled bath shower over, tiled splash back surrounds, heated towel rail.

