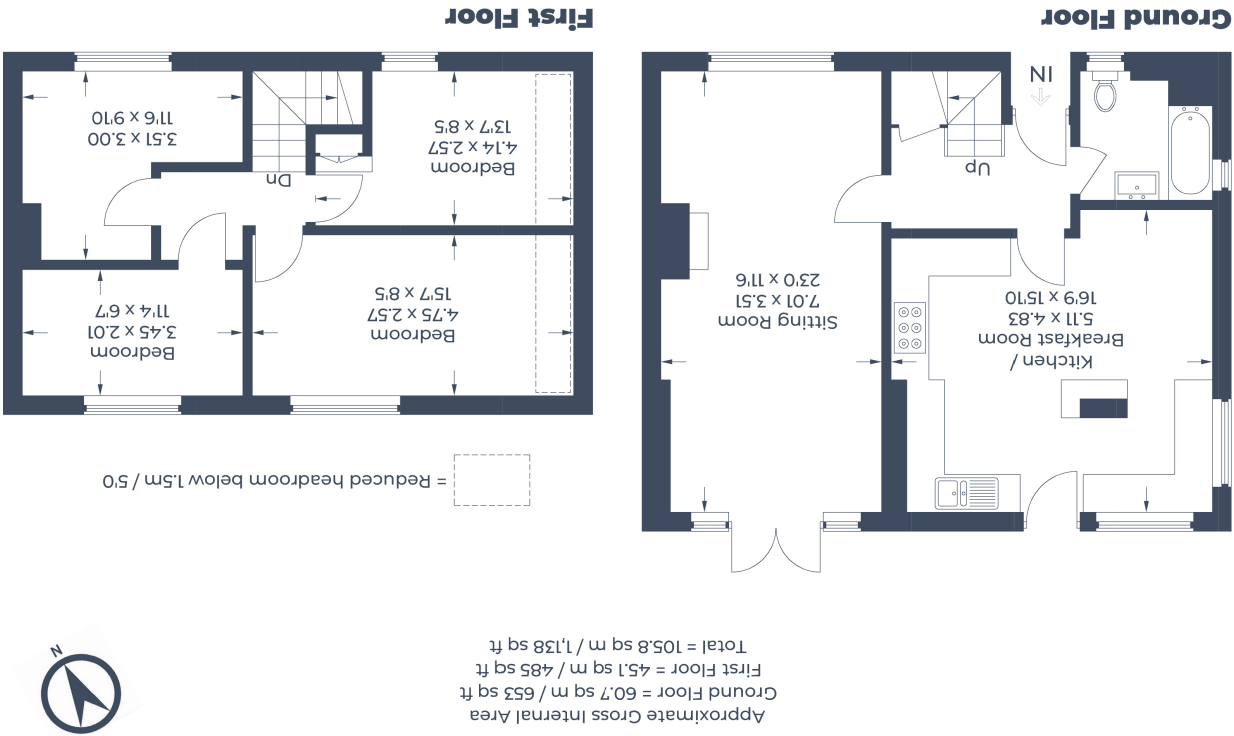


Energy Efficiency Rating	
Current	Potential
England, Scotland & Wales	
Very energy efficient - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(49-54)
F	(41-48)
G	(1-40)
Not energy efficient - higher running costs	
66	78
2020/1/10	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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14 Ferrars Avenue, Eynesbury, St Neots PE19 2TY Offers in Excess of £400,000

- Post Edwardian semi-detached family home
- Walking distance of both the Railway Station and the town centre
- Extended to the ground floor
- Favoured location, close to facilities
- Off street parking

ACCOMMODATION

part glazed composite door to:

Entrance Hallway

staircase leading to First Floor Landing with storage under, window to the front

Kitchen and Dining Room

comprising modern base level and wall mounted storage cupboard units, fitted worksurfaces with inset sink and drainer unit, space for slot-in range style cooker with extractor over, wall mounted display cabinets, space for automatic washing machine and tumble dryer, freestanding space for upright fridge/freezer, windows to the side and rear aspect, contemporary radiator, door to the Garden

Lounge

a beautifully bright dual aspect and extended reception room with double opening doors to the Garden, feature fire surround with inset cast iron fire, radiator, window to the front aspect

Ground Floor Bathroom

three piece suite to comprise panel bath with dual head shower over and glass shower screen, low level W.C and pedestal wash hand basin, heated towel radiator, windows to the front and side aspects

First Floor Landing

access to the loft space

Bedroom One

radiator, window to the rear aspect

Bedroom Two

radiator, window to the rear aspect

Bedroom Three

radiator, window to the front aspect

Bedroom Four

radiator, window to the front aspect

Outside

off street parking to the front of the property for 2 or 3 vehicles with gated access alongside leading through to the established, south facing rear garden, laid to lawn with pergola and paved entertainment area.

Agents Notes

this is a FREEHOLD property. If you have any questions relating to the property or would like to arrange a viewing, please call our St Neots office on 01480 406400

