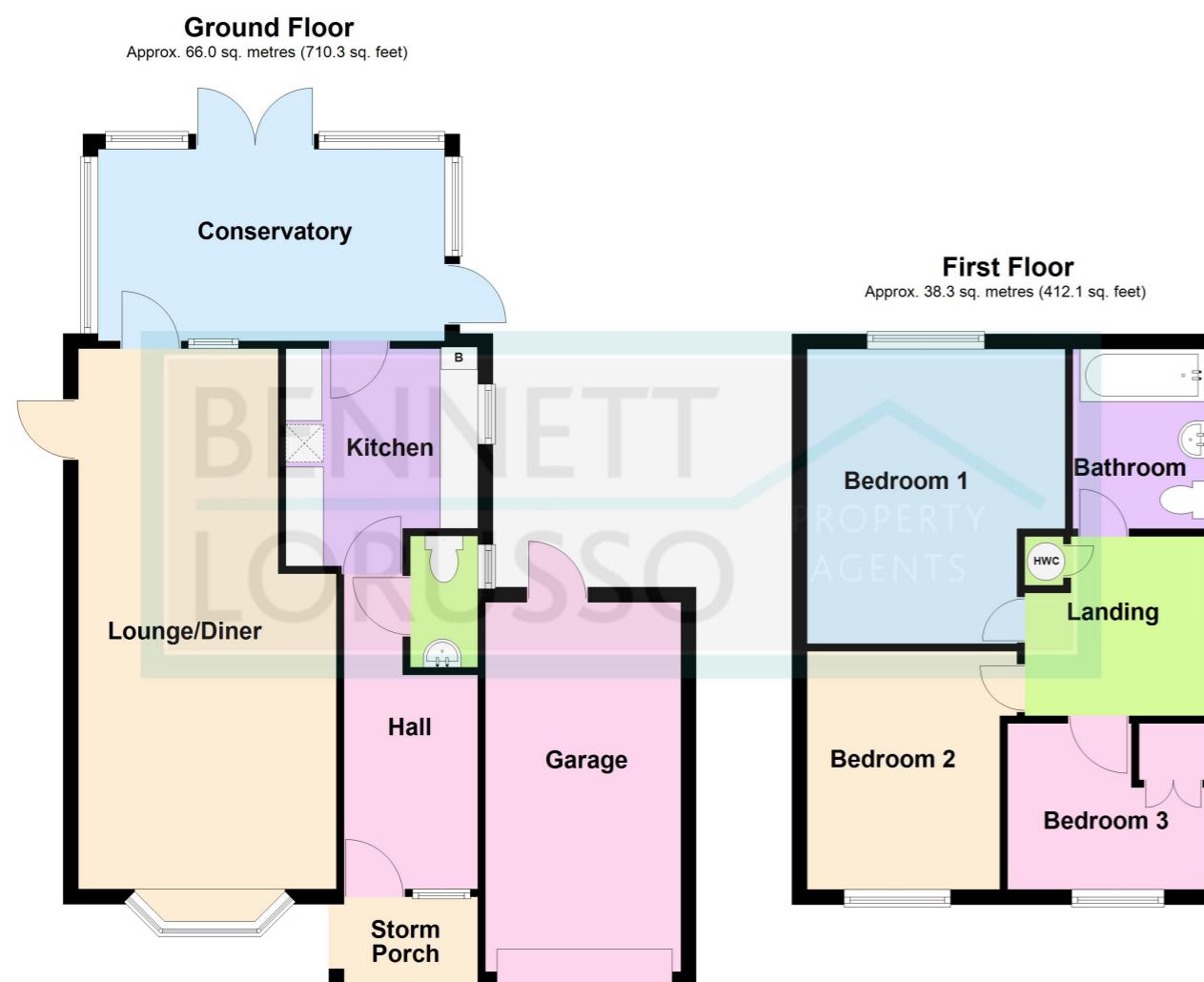


## DATA PROTECTION ACT 1998

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.



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5 Cornwall Court, Eaton Socon, St Neots, Cambridgeshire. PE19 8PR.

**Offers Around £300,000**

A three bedrooned link-detached home situated in a good residential area with easy access to great local amenities. This chain free home features a separate entrance hall, cloakroom, spacious living/dining room, kitchen, conservatory, two double bedrooms and a single plus a first floor bathroom. Outside there are front and rear gardens, a single garage and a driveway. Extensive modernisation is required - a great opportunity to design your new home!

# Ground Floor

**Storm Porch** Courtesy light, Oak style UPVC double glazed door to:

**Entrance Hall** Radiator, stairs to the first floor with space under, cloaks area, door to:

**Cloakroom** Two piece suite of wash hand basin and WC, radiator, double glazed window.

**Living/Dining Room** 7.15m x 3.45m max narrowing to 2.66m (23' 5" x 11' 4" narrowing to 8' 9") Double glazed bow window to the front, two radiators, TV connections, serving hatch, window and a fully glazed door to:

**Conservatory** 4.60m x 2.50m (15' 1" x 8' 2") Constructed of UPVC and double glazed, ceramic tiled floor, light point.

**Kitchen** 2.86m x 2.56m (9' 5" x 8' 5") Fitted base and wall units, stainless steel sink, splashback tiling, wall mounted gas fired boiler, electric cooker point, double glazed window to the side and a door in to the conservatory.

# First Floor

**Landing** Double glazed window to the side, access to the loft space, airing cupboard.

**Bedroom One** 3.90m x 3.50m max (12' 10" x 11' 6") Double glazed window to rear, radiator, wardrobe recess.

**Bedroom Two** 3.20m x 2.70m (10' 6" x 8' 10") Double glazed window to front, radiator.

**Bedroom Three** 2.60m x 2.35m (8' 6" x 7' 9") Double glazed window to front, radiator, double built-in wardrobe.

**Bathroom** Three piece suite including a panelled bath with mixer tap shower attachment, wash hand basin and WC, splashback tiling, double glazed window, radiator.

## Outside

**Front** Laid to lawn, potential for further parking.

**Garage & Parking** 4.92m x 2.60m (16' 2" x 8' 6") With up and over door, personal door to the rear, driveway with parking for at least one car.

**Rear Garden** West facing, fully enclosed by timber fencing and laid mainly to lawn, timber shed, exterior light, side access gate.

**Notes** Freehold.  
Council tax band C - £2193.53 pa.  
No chain.



## EPC

