

## Directions

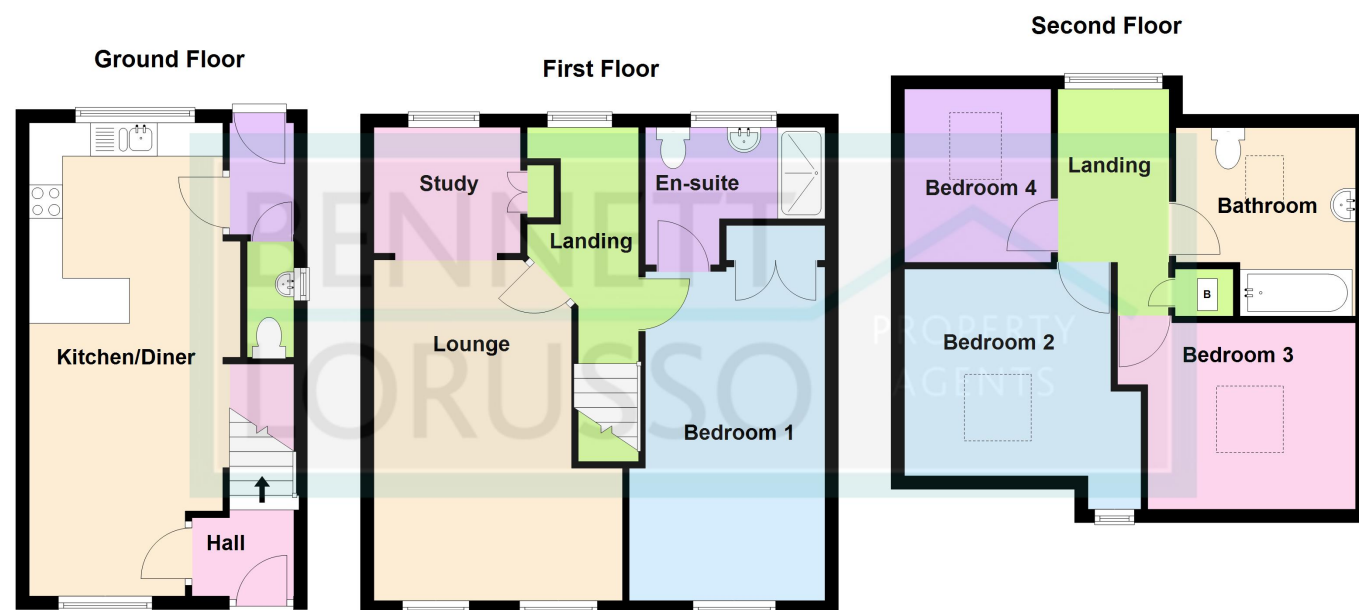
PE19 2HA.

## 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. 115.8 sq. metres (1245.9 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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17 Stocker Way, Eynesbury, St Neots, Cambridgeshire. PE19 2HA.

£325,000

A spacious four bedroom, three storey town house, situated on the periphery of this popular development, close to schooling, shopping, leisure and waterside parks. The versatile accommodation includes a cloakroom and large kitchen/dining room, first floor living room with a study area, an ensuite shower room and full family bathroom. Outside there are front and rear gardens along with a single garage and parking space to the rear. This no chain property requires some cosmetic updating but represents excellent value and is well worth viewing.

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# Ground Floor

**Entrance Hall** Part double glazed entrance door, radiator, laminate wood effect flooring, stairs to the first floor.

**Cloakroom** Two piece white suite comprising wash hand basin and WC, ceramic tiled floor, radiator, double glazed window.

**Kitchen/Diner** 7.0m x 3.0m (23' 0" x 9' 10") Fitted with a range of base and wall units, stone sink and mixer tap, splashback tiling, plumbing for washing machine and dishwasher, gas hob and electric oven with extractor hood over, ceramic tiled floor, radiator, double glazed window to rear.

**Dining Area**  
Laminate wood effect flooring, radiator, double glazed window to front, under stairs recess.

**Rear Lobby** Ceramic tiled floor, part glazed door to the rear garden.

# First Floor

**Landing** Radiator, stairs to the second floor.

**Living Room** 5.07m x 3.93m max (16' 8" x 12' 11") Two double glazed windows to the front, radiator, TV points, open plan to:

**Study Area** 2.3m x 2.0m (7' 7" x 6' 7") Radiator, double glazed window to rear, double built-in cupboard.

**Bedroom One** 5.06m x 3.0m (16' 7" x 9' 10") Double glazed window to the front, recess, triple built-in wardrobes, door to:

**En-suite Shower Room** Three piece white suite incorporating a large shower enclosure with sliding doors, pedestal wash hand basin and WC, double glazed window, heated towel rail, ceramic tiled floor.

# Second Floor

**Second Landing** Cupboard housing the gas fired combination boiler.

**Bedroom Two** 3.86m x 3.35m max (12' 8" x 11' 0") Velux roof window, radiator, eaves storage cupboard.

**Bedroom Three** 3.10m x 2.85m (10' 2" x 9' 4") Double glazed window and Velux roof window to the front, radiator, eaves storage cupboard, access to the loft space.

**Bedroom Four** 2.37m x 2.32m (7' 9" x 7' 7") Velux roof window to rear, radiator, eaves storage cupboard.

**Bathroom** With a three piece white suite including a modern panelled bath with mixer tap and shower attachment, pedestal wash hand basin and WC, splashback tiling, extractor fan, heated towel rail, ceramic tiled floor, Velux roof window.

# Outside

**Front** Enclosed by metal railings, stone chips, part paving and various shrubs.

**Rear Garden** Enclosed and laid to lawn with raised borders, timber decking and a rear gate.

**Garage** To the rear with up and over door, parking space in-front.

**Notes** Freehold.  
Council tax band - D £2467.72 pa.  
No chain.

