

Directions

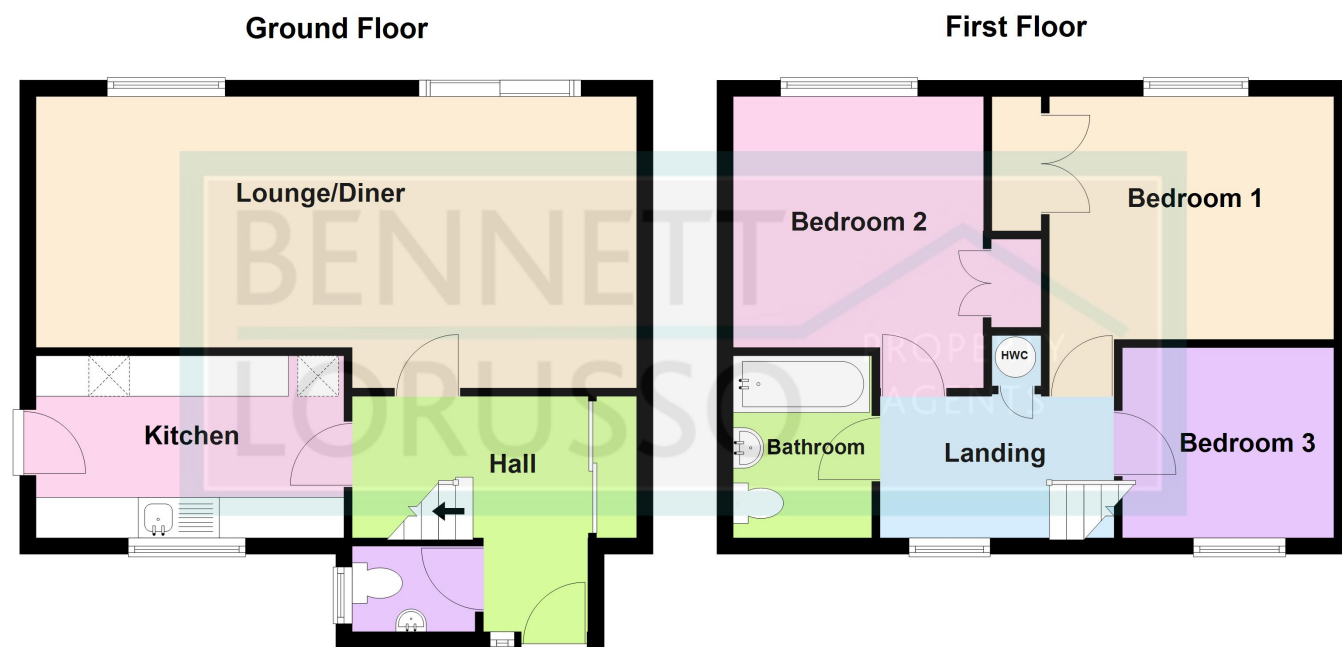
PE19 2RY.

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. 83.9 sq. metres (903.2 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Tel: 01480 211777
www.bennettlorusso.co.uk



7 Harlech Court, Eynesbury, St Neots, Cambridgeshire. PE19 2RY.

OIEO £325,000

A three bedroomed detached family home ideally located in this quiet cul-de-sac, close to good amenities including shopping, schooling and leisure. The well planned accommodation includes a good sized entrance hall and cloakroom, a kitchen to the front and a generously sized living room with patio doors to the rear plus a first floor bathroom with a modern white suite. Externally there is a single garage and driveway to the side and a private, enclosed rear garden. Call us to arrange your viewing!

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Ground Floor

Entrance Hall UPVC double glazed entrance door, vinyl flooring, radiator, large double cloaks cupboard, stairs to the first floor with cupboard under.

Cloakroom Two piece suite of wash hand basin and WC, ceramic tile splashback and floor, double glazed window, radiator.

Living/Dining Room 7.39m x 3.62m (24' 3" x 11' 11") Two double panelled radiators, TV and broadband connections, double glazed window and sliding patio doors to the rear garden, serving hatch, vinyl flooring.

Kitchen 3.72m x 2.25m (12' 2" x 7' 5") Fitted with a range of base and wall units, stainless steel sink and mixer tap, plumbing for washing machine and further utility space, splashback tiling, double glazed window to front, vinyl floor, wall mounted gas fired boiler, electric cooker point and extractor hood, fridge/freezer space, radiator, consumer unit, double glazed door to the side.

First Floor

Landing Radiator, double glazed window to the front, airing cupboard, access to the loft space.

Bedroom One 3.45m x 3.08m (11' 4" x 10' 1") Double glazed window to rear, radiator, double built-n wardrobe.

Bedroom Two 3.14m x 3.12m (10' 4" x 10' 3") Double glazed window to rear, radiator, double built-n wardrobe.

Bedroom Three 2.55m x 2.43m (8' 4" x 8' 0") Double glazed window to front, radiator.

Bathroom Three piece white suite comprising modern panelled bath with mixer tap shower attachment, wash hand basin and WC, fully tiled walls, shaver point, radiator, double glazed window, vinyl flooring.

Exterior

Front Open plan and laid to lawn with various shrubs.

Garage With up and over door, power and lighting, pitched roof for storage and a personal door.

Rear Garden Fully enclosed and laid to lawn, patio and side gate.

Notes Freehold.
Council tax band - D £2467.72 pa.
Roofing work including the renewal of valleys and strengthening of the main beam was done on the 28/04/2025.



EPC

