

Directions

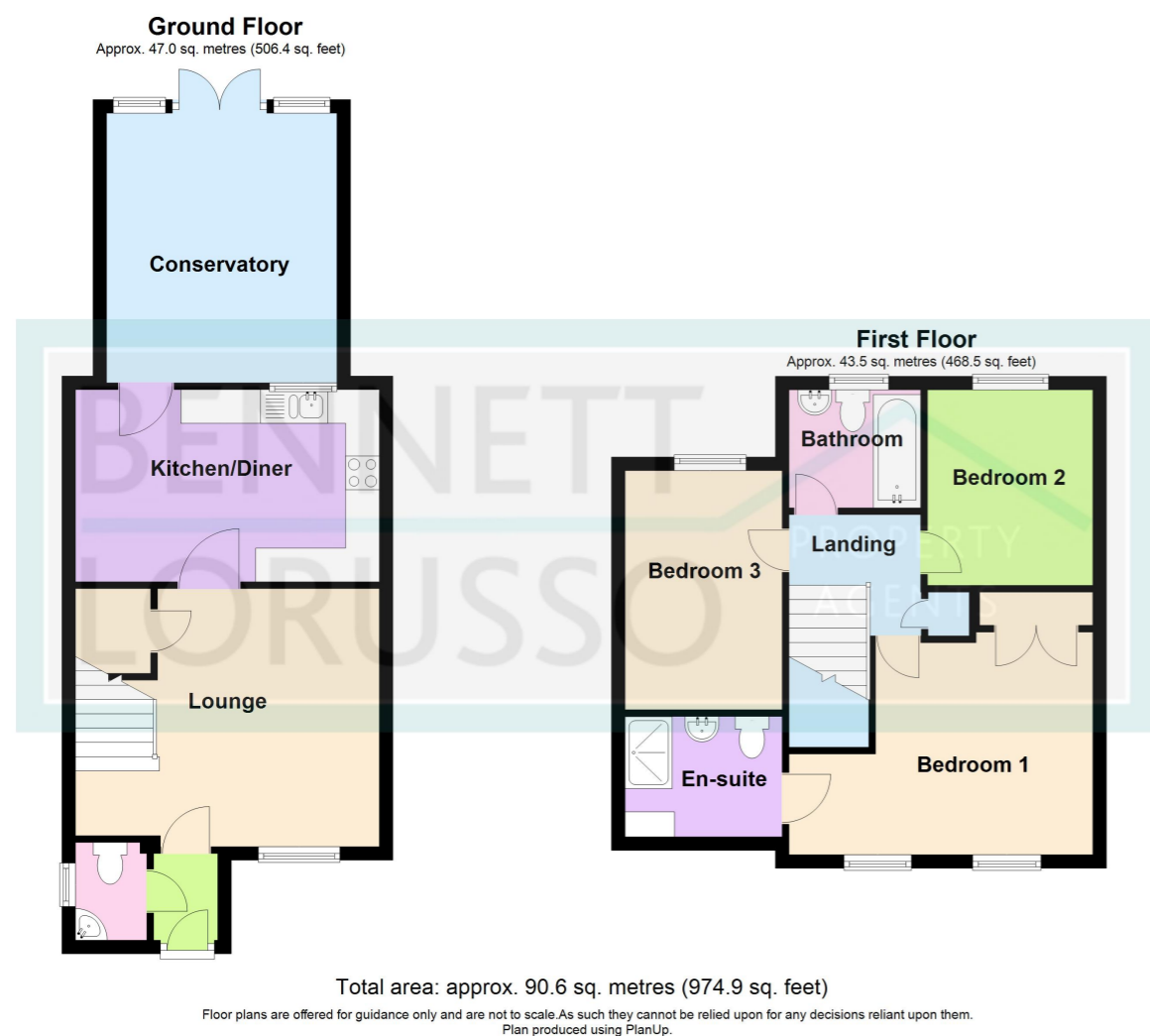
PE19 5YU.

DATA PROTECTION ACT 1998

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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.



16 Beaufort Drive, Buckden, St Neots, Cambridgeshire. PE19 5YU.

£350,000

An extended and much improved three bedroom home, situated in this well served village with a low maintenance rear garden, garage and parking. The great sized chain free accommodation includes a cloakroom, living room to the front, kitchen/diner, large conservatory/family room, three double bedrooms and two bathrooms. There is UPVC double glazing throughout with numerous fitted shutters, gas fired radiator central heating, some recently fitted carpets and fresh redecoration. Internal viewing is highly recommended - call us to book a time!



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BENNETT LORUSSO
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Ground Floor

Entrance Hall Part double glazed composite entrance door, bristle mat, engineered wood floor, door to:

Cloakroom Two piece white suite comprising wash hand basin and low level WC, radiator, tiled floor and half height wall tiling, double glazed window.

Living Room 4.52m x 3.83m (14' 10" x 12' 7") Feature fireplace with a modern electric fire, two radiators, engineered wood floor, digital TV aerial point, double glazed window to the front with fitted shutters, further double glazed window to side, central heating control, stairs to the first floor with cupboard under.

Kitchen/Diner 4.50m x 2.85m (14' 9" x 9' 4") A quality range of base and wall units, stainless steel bowl & 1/4 sink with mixer tap, integrated dishwasher, washing machine and fridge/freezer, splashback tiling, concealed gas fired boiler, stainless steel gas hob with electric oven and extractor hood, double glazed window and door to rear, radiator, tiled floor.

Conservatory 4.0m x 3.43m (13' 1" x 11' 3") Part brick and UPVC double glazed with electric under floor heating, fireplace and real flame gas fire, wall light points, double doors to the rear garden, tiled floor, Victorian style roof and fitted blinds.

First Floor

Landing Access to the loft space with part boarding, light and ladder, airing cupboard.

Bedroom One 4.50m x 3.47m max (14' 9" x 11' 5") Two double glazed windows to the front with fitted shutters, DTV aerial point, two double built-in wardrobes, door to:

En-suite Shower Room Three piece suite incorporating a large shower enclosure with mixer shower, wash hand basin and low level WC, shaver point, tiling to floor and half height to walls, extractor fan, radiator.

Bedroom Two 2.90m x 2.50m (9' 6" x 8' 2") DTV aerial point, access to further loft space, radiator, double glazed window to rear with fitted shutters.

Bedroom Three 3.47m x 2.20m (11' 5" x 7' 3") Radiator, double glazed window to rear with fitted shutters.

Bathroom Three piece suite including a modern panelled bath with mixer tap and shower attachment, wash hand basin and low level WC, splashback tiling, double glazed window with fitted shutters, extractor fan, radiator, tiled floor.

Outside

Front Open plan and mainly laid to stone chippings.

Rear Garden Fully paved and enclosed by timber fencing, various shrubs and plants, tap, 'Love Seat' included, side/rear access gate.

Garage Immediately to the rear of the property with up and over door, power and lighting, pitched roof with a part boarded loft space and ladder, PARKING FOR ONE OR TWO CARS IN FRONT OF THE GARAGE.

Notes FREEHOLD.

Council tax band C - £2063.74pa.

Chain free.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	88
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC