

Directions

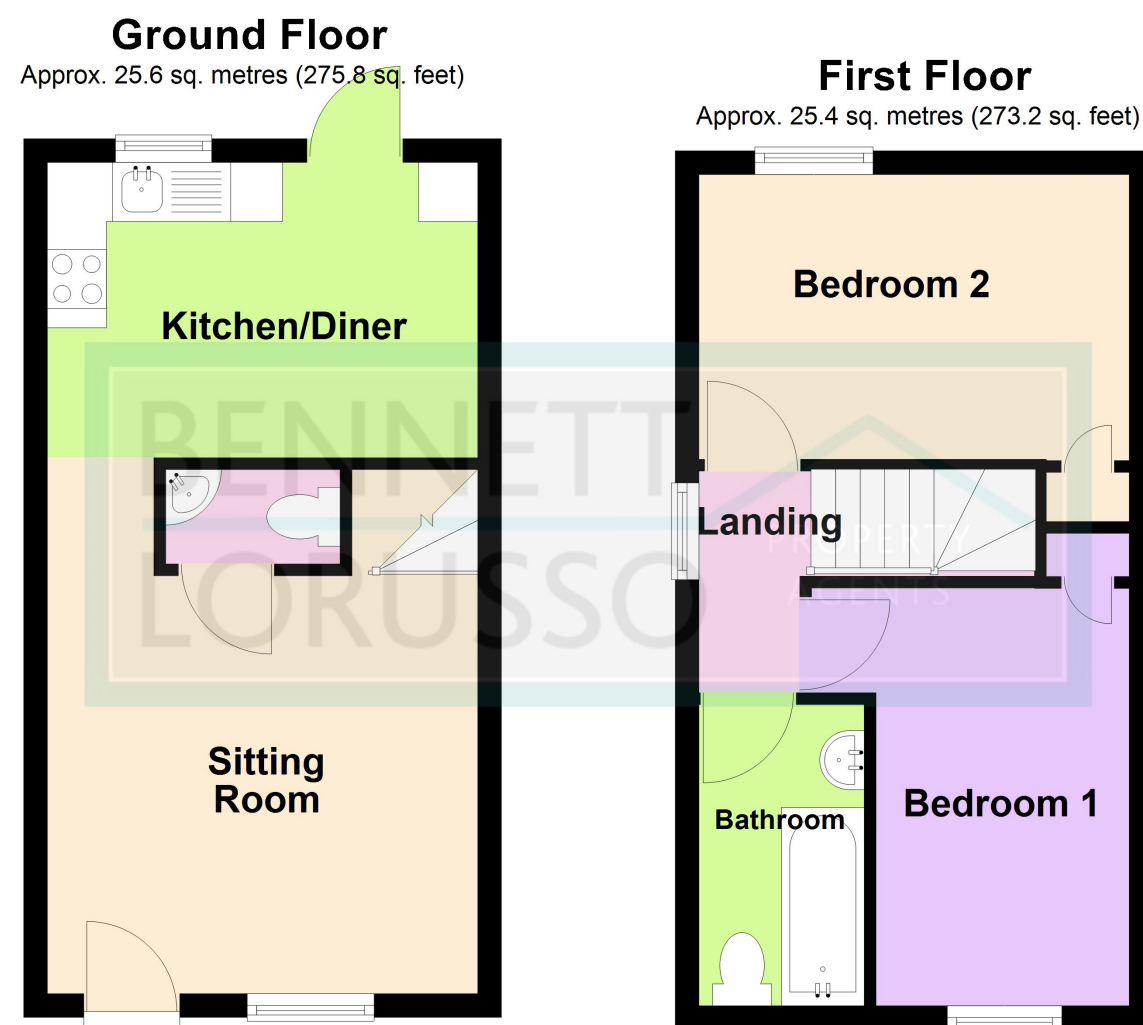
PE19 2TD.

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.



1a Montagu Street, Eynesbury, St Neots, Cambridgeshire. PE19 2TD.

OIEO £270,000

A modern two bedroom semi-detached cottage style home built in @ 2008 by a very reputable local builder, with a west facing rear garden and a two car driveway plus EV charger. Further features include a cloakroom, a well equipped kitchen/diner, a first floor bathroom, UPVC double glazing, gas fired radiator central heating and a quality, highly insulated home office in the garden. A rare find in a very convenient location and with no chain, early viewing is strongly advised.



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

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Ground Floor

Sitting Room 4.40m x 3.60m max (14' 5" x 11' 10") Composite part double glazed and high security entrance door, double glazed window to the front, radiator, laminate wood effect flooring, broadband and TV connections, stairs to the first floor.

Cloakroom Two piece white suite comprising wash hand basin and low level WC, extractor fan and ceramic tiled floor.

Kitchen/Diner 3.60m x 2.50m (11' 10" x 8' 2") A range of fitted base and wall units, stainless stell sink and mixer tap, plumbing for washing machine, cupboard housing the gas fired combination boiler, electric oven and ceramic hob with extractor hood over, splashback tiling, radiator, tiled floor, UPVC double glazed door and window to the rear.

First Floor

Landing Double glazed window to the side.

Bedroom One 3.60m x 2.50m (11' 10" x 8' 2") Double glazed window to the rear, radiator, over stairs storage cupboard.

Bedroom Two 3.30m x 2.10m (10' 10" x 6' 11") Access to the loft space, double glazed window to the front, over stairs cupboard/wardrobe.

Bathroom With a three piece white suite incorporating a modern panelled bath with mixer shower and screen over, wash hand basin and low level WC, radiator, extractor fan, splashback and floor tiling, shaver point and light.

Outside

Rear Garden A private, West facing, courtyard style garden, fully enclosed, mainly paved and with decking, exterior lighting including security light, side access gate.

Home Office Modern timber construction and highly insulated with mains power and lighting, Wi-Fi signal extender, double glazed windows and doors with integrated blinds, laminate wood effect flooring, electric panel heater, fitted alarm, recessed lighting to ceiling.

Parking There is a double length paved driveway to the side of the terrace with an EV charging point.

Notes Freehold.
Council tax band B - £1919.34 pa (2025/26).
No Chain.



EPC

