

Directions

PE19 8HB.

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. 103.6 sq. metres (1115.0 sq. feet)
Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them.
Plan produced using PlanUp.



3 Barley Road, Eaton Socon, St. Neots, Cambridgeshire. PE19 8HB.

£350,000

A superbly presented three bedroomed chalet bungalow well situated in this sought residential location. The bright and versatile accommodation includes a spacious lounge to the front with dining room to rear, Kitchen/Breakfast room, ground floor bedroom and bathroom, two first floor double bedrooms and further shower room. Outside there is ample parking, a garage and a private East facing rear garden. No onward chain and early viewing is strongly advised.



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Ground Floor

Porch 8' x 6' 8" (2.44m x 2.03m) Composite double glazed entrance door, full length double glazed windows, radiator, meter cupboard, courtesy light and folding door to lounge.

Lounge 16' 5" x 13' (5.00m x 3.96m) Feature fireplace with modern flame effect electric fire, two radiators, TV point, Virgin Media broadband connection, double glazed window to front, telephone point and door to:

Inner Hall With store cupboard and central heating programmer, opening onto the dining room.

Dining Room 9' 6" x 8' 6" (2.90m x 2.59m) Radiator, stairs to first floor, coving to ceiling and double glazed sliding patio door to the rear garden.

Kitchen/Breakfast Room 11' 5" x 9' 2" (3.48m x 2.79m) A range of base and wall mounted units, inset sink and mixer tap, plumbing for automatic washing machine and dishwasher. Splashback tiling, double glazed window and door to the side, ceramic touch control hob with electric oven under and extractor hood over, breakfast bar, radiator, cupboard underlighting and fridge/freezer space.

Bedroom One 13' 2" x 10' 8" (4.01m x 3.25m) Fitted wardrobes to wall, radiator, double glazed sliding patio door to rear garden.

Bathroom Comprising three piece white suite of sunken bath with mixer shower and screen over, vanity wash hand basin and low level WC, double glazed window, radiator and splashback tiling.

First Floor

Landing Eaves storage cupboards and Velux roof window.

Bedroom Two 17' x 10' 6" (5.18m x 3.20m) Two Velux roof windows to rear, radiator and sloping sides.

Bedroom Three 11' 4" x 9' (3.45m x 2.74m) Double glazed window to side, radiator and sloping ceiling.

Shower room Three piece coloured suite comprising fully tiled shower enclosure with electric shower, pedestal wash hand basin and low level WC, double glazed window, splashback tiling and radiator.

Outside

Front Garden Mainly paved for parking, flower and shrub borders, double iron gates to driveway with parking for two/three cars and water tap.

Rear Garden Fully enclosed and laid to lawn, well stocked with flowers, shrubs and bushes, two paved patios, side gate and external light.

Single Garage Metal up and over door, power and light connected, double glazed window and sliding door to rear garden.

Notes

FREEHOLD
Council tax band C - £1985.89 pa.
No forward chain.
Cavity wall insulation is installed.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC