

## Directions

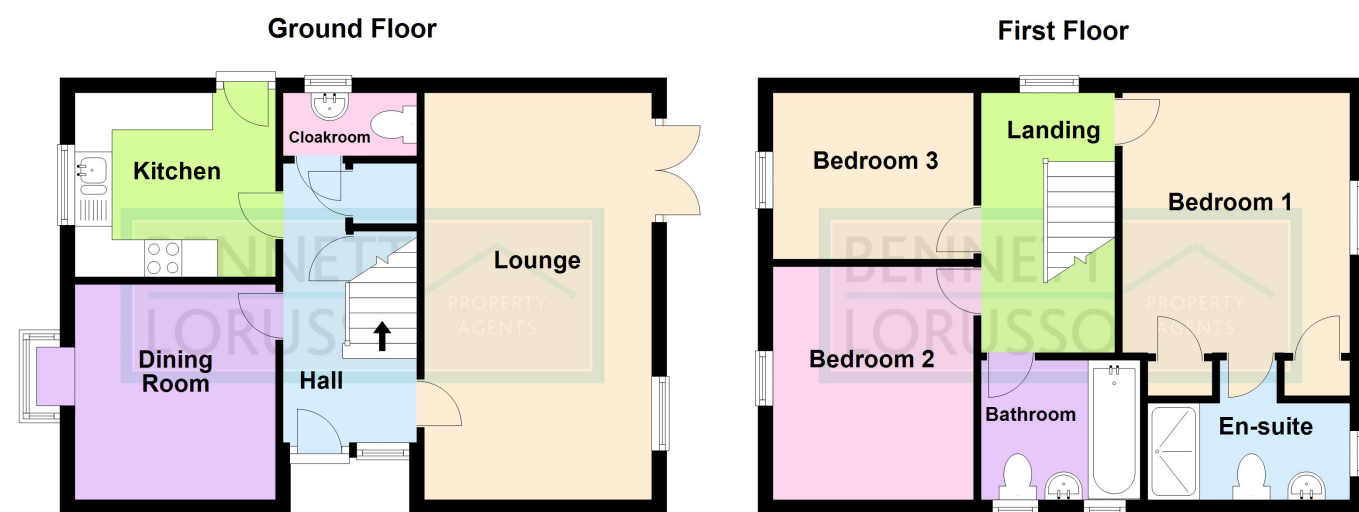
PE19 2ST.

## 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. 83.6 sq. metres (899.7 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.



Tel: 01480 211777  
www.bennettlorusso.co.uk



3 Criccieth Way, Eynesbury, St Neots, Cambridgeshire. PE19 2ST.

£385,000

A superbly presented three bedroom detached home situated on a corner plot in this highly regarded area, close to good facilities. The well planned accommodation includes entrance hall, cloakroom a separate lounge and dining room, a Beech style fitted kitchen, an en-suite shower room and main bathroom. Outside, there is low maintenance frontage, a two car driveway, oversized garage and a private, well tended rear garden. We strongly recommend early viewing.

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Ground Floor

**Entrance Hall** Composite double glazed entrance door, radiator, LVT flooring, stairs to the first floor, airing cupboard and further under stairs cupboard.

**Lounge** 5.48m x 3.06m (18' 0" x 10' 0") Modern fire surround with electric fire, two radiators, TV points, LVT flooring, double glazed French style doors on to the rear garden, coving to ceiling.

**Dining Room** 2.85m x 2.70m (9' 4" x 8' 10") Double glazed box bay window, radiator, coving to ceiling.

**Kitchen** 2.70m x 2.48m (8' 10" x 8' 2") Fitted with a good range of Beech style base and wall units, splashback tiling, plumbing for washing machine, stainless steel gas hob and electric oven with extractor hood over, fridge/freezer space, radiator, double glazed window and door to the driveway, tiled floor, recessed lighting to ceiling.

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

First Floor

**Landing** Access to the loft space, double glazed window.

**Bedroom One** 3.50m x 3.10m (11' 6" x 10' 2") (Plus wardrobes)Double glazed window, two double built-in wardrobes, radiator, coving to ceiling, door to:

**En -suite Shower Room** Fitted with a modern three piece white suite incorporating a large shower enclosure with sliding doors, vanity wash hand basin and low level WC, fitted storage, extractor fan, radiator, shaver point, fully tiled walls, double glazed window, LVT flooring.

**Bedroom Two** 3.13m x 2.75m (10' 3" x 9' 0") Double glazed window, radiator, coving to ceiling.

**Bedroom Three** 2.75m x 2.24m (9' 0" x 7' 4") Double glazed window, radiator, coving to ceiling.

**Bathroom** Three piece white suite including a modern panelled bath with mixer tap and shower attachment, wash hand basin and low level WC, splashback tiling, shaver point, radiator, double glazed window.

Exterior

**Frontage** Landscaped for easy maintenance, various shrubs, neatly paved driveway with off road parking for two medium sized cars.

**Rear Garden** Fully enclosed and laid to lawn, well stocked with plants and shrubs, patio, tap and side access gate.

**Garage** 5.36m x 2.73m (17' 7" x 8' 11") With metal side hinged double doors, power and lighting, personal door to rear garden, wall mounted gas fired boiler and roof storage space.

**Notes** FREEHOLD.  
Council tax band D - £2467.72 pa.  
Traditional brick build with cavity and tiled roof.



EPC

