

Directions

PE19 2TG.

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.



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.

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www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY AGENTS



7 Pope Road, Eynesbury, St Neots, Cambridgeshire. PE19 2TG.

£325,000

A mature two double bedroom detached bungalow situated in a quiet cul-de-sac location close to town and parkland with pleasant riverside walks. The well apportioned accommodation includes, a Bay fronted lounge to the front a good sized kitchen/diner to the rear, a conservatory and a four piece bathroom with gas fired radiator central heating and UPVC double glazing throughout. Outside there is a garage and driveway along with an established, private rear garden. Call to book your accompanied viewing.



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Ground Floor

Entrance Hall Double glazed UPVC entrance door, vinyl flooring, airing cupboard, radiator, tongue and groove panelling to half height, central heating thermostat, access to the roof space.

Lounge 4.420m x 3.81m (14' 6" x 12' 6") Feature double glazed Bay window to the front, pine panelling to one wall, TV point, three radiators, wall lighting, coving to ceiling and fully glazed door through to;

Kitchen/Diner 6.23m x 2.45m (20' 5" x 8' 0") A good 'Magnet' range of fitted base and wall mounted units, inset stainless steel sink unit with mixer tap, concealed plumbing for washing machine with matching doors and the same for the tumble dryer too, splash back tiling, wall mounted gas fired combination boiler, fitted electric hob with extractor hood over and split level double oven, integrated fridge/freezer, double glazed window and door to the rear garden, ceramic tiled floor.

DINING AREA;
Vinyl flooring, radiator, pine panelling to one wall and double glazed French doors to the Conservatory.

Conservatory Of timber construction and sealed unit double glazed, radiator and wood flooring.

Bedroom One 4.19m x 3.12m (13' 9" x 10' 3") Fitted wardrobes to one wall with central shelving and sliding doors, double glazed Bay window to front, radiator.

Bedroom Two 3.66m x 3.65m (12' 0" x 12' 0") Double glazed windows to rear and side, radiator.

Bathroom Fitted with a modern four piece suite comprising corner bath, fully tiled shower enclosure, pedestal wash hand basin and low level WC, fully tiled walls and floor, double glazed window and radiator.

Exterior

Front Garden Laid to gravel, various shrubs and hedging, driveway.

Garage To the side with up and over door, power and lighting, door to rear garden.

Rear Garden Fully enclosed and laid mainly to lawn, established flower and shrub borders, two patio areas, various fruit trees, brick built shed, side access and exterior light.

Notes Freehold.
No chain.
Council tax band C - £2193.53 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC