

Directions

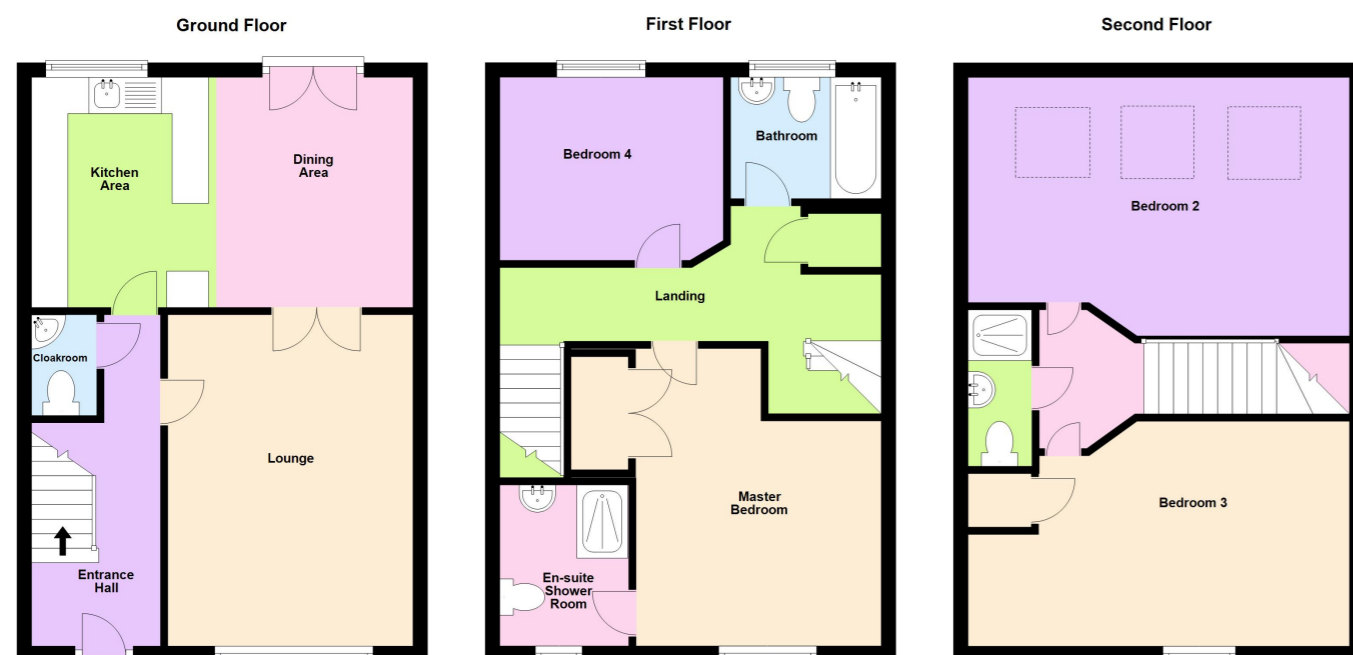
From our office, turn right into St Mary's Street, continue along bearing left into Berkley Street which then runs into Barford Road. At the larger roundabout continue over into Barford Road. At the second roundabout turn right into Stocker Way. At the staggered junction proceed over into Bevington Way and then turn right into Bakers Link, bare left in to Flawn Way. PE19 2JT.

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.



40 Flawn Way, Eynesbury, St Neots, Cambridgeshire. PE19 2JT.

£395,000

An immaculately presented, four bedroomed, three storey town house with a private, low maintenance rear garden, a garage/office and an additional driveway to the rear. The excellent, contemporary styled accommodation includes a living room to the front with fitted storage, a stunningly refitted kitchen/diner leading on to the rear garden, spacious well planned and fitted bedrooms along with three modern bathrooms. Situated in a popular location close to amenities, this superb family home has undergone extensive modernisation and truly must be seen.



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

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BENNETT
LORUSSO PROPERTY AGENTS

Ground Floor

Entry Solid security entrance door to;

Entrance Hall Luxury vinyl floor tiling, designer radiator, stairs to first floor with cupboard under, remote central heating controller.

Cloakroom Refitted with a modern two piece white suite comprising low-level WC and wash hand basin, designer radiator, double glazed window, splashback tiling.

Lounge 15' x 10' 10" (4.57m x 3.30m) Wall mounted TV recess with integrated wiring, a concealed system including satellite connections and storage under, telephone point, designer radiators, double glazed window to the front, doors to kitchen/diner.

Kitchen/Diner 17' x 10' 6" (5.18m x 3.20m) A quality refitted kitchen with a contemporary range of base and wall units with Quartz worksurfaces and drainer, inset bowl and 1/2 sink with 'pull-out' mixer tap, Induction hob with extractor hood over and split level double oven, integrated dishwasher, fridge/freezer space, vertical radiator, luxury vinyl tiled floor, decorative wall panelling, double glazed window and French doors to rear garden, recessed LED lighting to ceiling.

First Floor

Landing Radiator, stairs to second floor, utility cupboard with plumbing for washing machine and power point, recessed LED lighting to ceiling, double glazed window to side.

Bedroom One 4.07m x 3.58m (13' 4" x 11' 9") Double glazed window to front, radiator, decorative panelling and lighting, telephone point, wall mounted TV connections, two double fitted wardrobes, door to;

Ensuite Shower Room Three piece white suite comprising a fully tiled shower enclosure with glazed door and dual head shower, vanity wash hand basin and low-level WC, splashback tiling, extractor fan, double glazed window, radiator, recessed lighting to ceiling, vinyl flooring.

Bedroom Four 10' x 8' 9" (3.05m x 2.67m) Double glazed window to rear, radiator.

Bathroom Three piece white suite incorporating a modern panelled bath with central mixer tap, pedestal wash hand basin and low-level WC, slate style tiling, double glazed window, extractor fan, Chrome heated towel rail, laminate wood effect flooring.

Second Floor

Landing

Bedroom Two 17' 3" x 10' 6" (5.26m x 3.20m) Three 'Velux' windows to the rear, two radiators, fitted wardrobes.

Bedroom Three 5.26m x 2.82m (17' 3" x 9' 3") Double glazed Dormer window to front, radiator, cupboard housing the gas fired central heating boiler plus storage.

Shower Room Three piece white suite comprising fully-tiled shower enclosure with dual head shower, pedestal wash hand basin and low-level WC, double glazed window, extractor fan, access to roof space, radiator.

Exterior

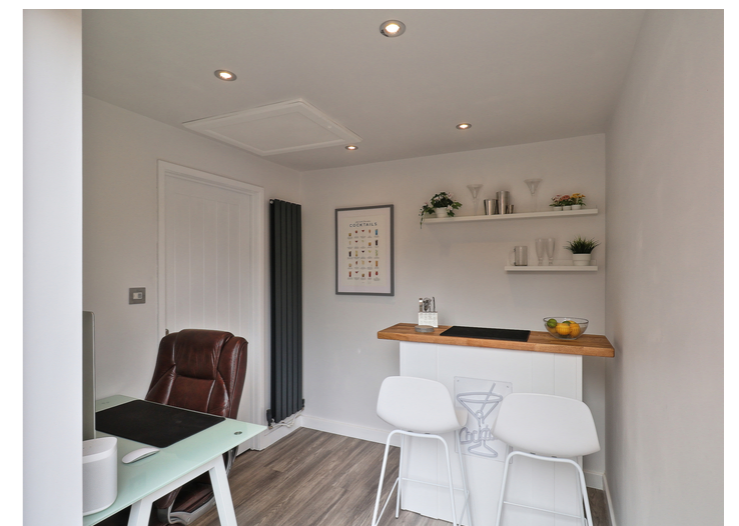
Front/Side Enclosed by a brick wall and fencing, artificial turf to the front and to the side there is a large gravelled area with attractive brick edging, ample space for parking a good sized vehicle.

Garage/Store Room/Office Adjacent to the property and rear facing with up and over door, the door has been sealed and the whole building insulated to form an office and a store room, there is power, lighting and plumbing, access to a loft, vertical radiator, recessed lighting to the ceiling and double glazed French style doors to the rear garden. Further parking space in-front of the garage door.

Rear Garden Fully enclosed by brick walling and timber fencing, laid to artificial lawn, timber decking and a side gate.

Notes FREEHOLD.

For the maintenance of the communal grounds in the area, the annual charge is @ £300.
The council tax band is D £2234.12 pa.
Cottage style Oak doors have been fitted on the ground floor.
The original gas fired boiler and radiators have been replaced throughout.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	