

Energy Efficiency Rating	
Current Rating	Target Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency - Lower running costs (100%)
 Energy Efficiency - Higher running costs (0%)

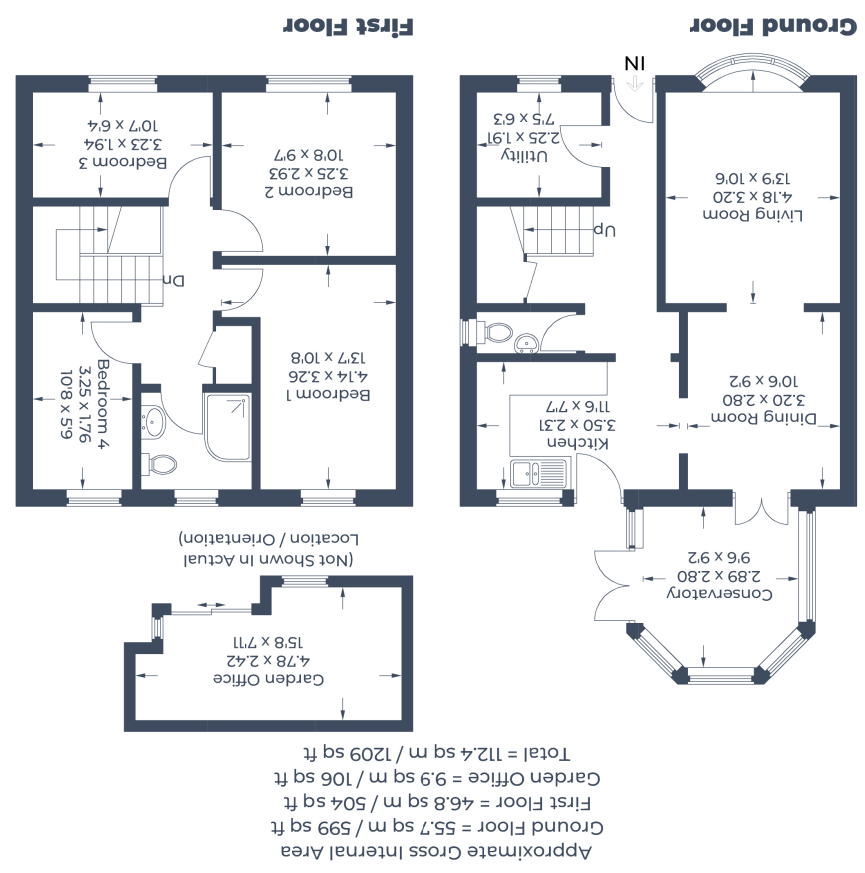


Illustration for identification purposes only. Measurements are approximate, not to scale. © CJ Property Marketing Produced for Peter & Lane

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





2 Peer Road, Eaton Socon, St Neots, Cambridgeshire PE19 8JR £325,000

- Four bedrooms.
- Downstairs W.C.
- South facing garden with quality GARDEN OFFICE.
- No forward chain.
- Utility Room.
- Conservatory.
- Off road parking.

ACCOMMODATION

PVCu part glazed door with storm canopy over to:

Entrance Hallway

dogleg staircase leading to First Floor Landing

Utility Room

1.90m x 2.24m (6' 3" x 7' 4") space and plumbing for automatic washing machine, tumble dryer and upright fridge/freezer, wall mounted cupboard units, window to the front aspect

Cloakroom

2 piece white suite to comprise vanity wash hand basin and low level WC, splash back wall tiling, frosted window to the side aspect

Kitchen

2.28m x 3.61m (7' 6" x 11' 10") base level and wall mounted cupboard units, roll top work surfaces with inset sink and drainer units, splash back wall tiling, integrated fan assisted oven and gas hob with extractor over, integrated dishwasher, gas fired boiler serving domestic hot water and central heating, window to the rear aspect, glazed door to the rear garden

Dining Room

3.14m x 2.84m (10' 4" x 9' 4") laminate wood effect flooring, radiator, sliding doors to the Conservatory

Lounge

3.65m x 3.23m (12' x 10' 7") radiator, window to the front aspect

Conservatory

4.20m x 3.60m (13' 9" x 11' 10") brick based construction with PVCu windows to all aspects, pitched roof, double doors to the rear garden

First Floor Landing

shelved airing cupboard, access to the partially boarded loft space (with retractable ladder)

Bedroom One

3.96m x 2.43m (13' x 8') radiator, window to the rear aspect

Bedroom Two

2.74m x 3.04m (9' x 10') radiator, window to the front aspect

Bedroom Three

3.04m x 1.88m (10' x 6' 2") radiator, window to the front aspect

Bedroom Four

3.04m x 1.62m (10' x 5' 4") window to the rear aspect

Shower Room

enclosed shower cubicle, vanity wash hand basin with vanity unit over, cupboard, mirror and lighting, W.C., heated towel radiator, frosted window

Garden

a South facing rear garden laid to artificial lawn with decked entertainment areas leading to the GARDEN OFFICE. Gated access to the side of the property leading to OFF-ROAD PARKING

Garden Office

2.44m x 4.78m (8' x 15' 8") work space or ideal for use as a SUMMER HOUSE having power and light connected, PVCu window to the front, sliding doors to the GARDEN

