

Directions

PE19 2TR.

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.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



29 Buckley Road, Eynesbury, St Neots, Cambridgeshire. PE19 2TR.

£500,000

A Victorian three bedroomed detached home with three reception rooms, off road parking, enclosed gardens and a huge outbuilding, situated close to St Neots town centre and riverside walks. The characterful accommodation comprises a reception hall/study, living room with fireplace, dining room with a wood burner, garden room with solid roof and heating, kitchen with walk-in larder and quarry tiled floor, cloak/utility room, main bedroom with dressing room and bathroom with a 'Victorian' style suite. Further features include high ceilings, fireplaces and gas fired radiator central heating, built-in wardrobes and quality fitted sash style double glazed windows. A great family home with a large versatile outbuilding, situated in a period location and internal viewing is recommended.



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

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

Ground Floor

Entrance Hall Solid entrance door, radiator, double glazed sash window to the front, stairs to the first floor, luxury vinyl tile flooring.

Study/Hall 2.69m x 1.72m (8' 10" x 5' 8") Further entrance door, sash style double glazed window.

Living Room 4.36m x 3.50m (14' 4" x 11' 6") Open fireplace with hearth, double radiator, sash style double glazed window to the front, laminate wood effect flooring.

Dining Room 3.55m x 3.44m (11' 8" x 11' 3") Fireplace with multifuel stove, laminate wood effect flooring, radiator, wall lighting, double glazed sash style window to the front, door to:

Garden Room 3.86m x 3.11m (12' 8" x 10' 2") Solid roof, extensive glazing and a door to the rear garden, radiator, door to kitchen.

Kitchen 4.43m x 2.24m (14' 6" x 7' 4") With a range of wood fronted base and wall units, induction hob, split level double electric oven, fridge/freezer space, composite sink with mixer tap, cupboard housing the gas fired boiler, walk-in larder cupboard, double glazed window, quarry tiled floor.

Cloak/Utility Room 2.070m x 2.05m (6' 9" x 6' 9") Two piece suite and plumbing for washing machine, radiator, fully tiled walls.

First Floor

Landing Airing cupboard, further over stairs cupboard, access to the loft space.

Main Bedroom 3.70m x 3.50m (12' 2" x 11' 6") Double glazed sash window to the front, radiator, opening on to:

Dressing Room 2.70m x 1.60m (8' 10" x 5' 3") Double glazed sash window to the front, radiator, fitted wardrobes to one wall.

Bedroom Two 3.57m x 3.44m (11' 9" x 11' 3") Double glazed sash window to the front, radiator, two double built-in wardrobes, cast iron fireplace.

Bedroom Three 3.46m x 2.26m (11' 4" x 7' 5") Double glazed sash window to the rear, radiator, double built-in wardrobe.

Bathroom With a Victorian style suite comprising a 'claw foot' bath and mixer tap shower attachment, pedestal wash hand basin and a low level WC, pine paneled to half height, wall lighting, double glazed sash window, radiator, ceramic tiled floor.

Exterior

Frontage Enclosed, laid to shingle and planted with flowers and shrubs.

Rear Garden Fully enclosed and laid to lawn, patio, double wooden gates, water tap, lighting, pedestrian side access.

Parking & Large Garage/Outbuilding 8.90m x 5.45m (29' 2" x 17' 11") Double wooden gates and a driveway in to the rear garden and leading to a large outbuilding, a versatile space ideal for storage, hobbies or a workshop with power and lighting. Planning permission was given for an 'annexe' which has since expired.

Notes

Freehold.
Council tax band C - £2193.53 pa.
The gas fired boiler was installed in Nov. 2022.
The windows were replaced in 2016.
PLANS PREVIOUSLY APPROVED IN 2021 FOR A REAR EXTENSION AND CONVERTING THE GARAGE/WORKSHOP IN TO A SELF CONTAINED ANNEXE. REF NO. 21/00992/HHFUL.

