

Directions

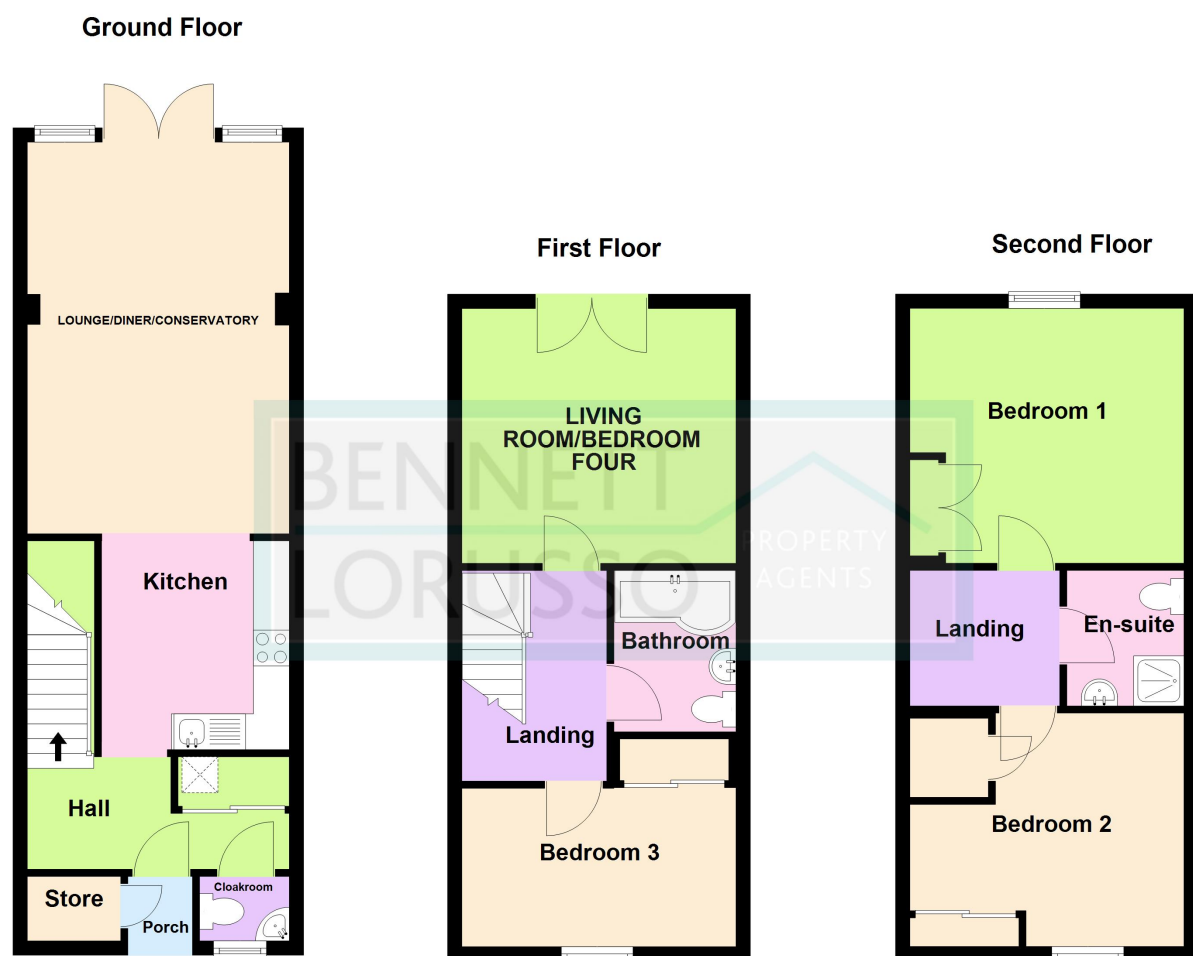
PE19 2UL.

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. 108.8 sq. metres (1170.6 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.

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BENNETT
LORUSSO PROPERTY AGENTS



20 Coneygeare Court, Eynesbury, St Neots, Cambridgeshire. PE19 2UL.

£400,000

A superb three/four bedroomed townhouse quietly situated in this small, quality development, overlooking landscaped gardens and just a short walk from the River Great Ouse and St Neots town centre. The spacious and versatile accommodation includes a cloakroom, well fitted kitchen with integrated appliances and opening on to bright family room with part glazed roof and access to the rear garden. On the first floor is a living room or fourth bedroom with a Juliette balcony, a further bedroom and main bathroom. Finishing on the second floor with two double bedrooms and an en-suite shower room to the main. Outside, there is a private, low maintenance rear garden, a garage and parking space, as well as the wonderful communal garden. This stylish and smartly presented home is well worth a look!



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Ground Floor

Storm Porch Courtesy light, part glazed entrance door to:

Entrance Hall Large built-in cupboard with mirrored sliding doors, plumbing for washing machine, Porcelain tiled floor, radiator, stairs to the first floor.

Cloakroom Two piece white suite, wash hand basin and low level WC, extractor fan, double glazed window and a Porcelain tiled floor.

Kitchen 2.58m x 2.30m (8' 6" x 7' 7") Well fitted with a good range of base and wall units, induction hob with extractor hood over, splashback tiling, integrated dishwasher and fridge/freezer, fitted electric oven, Porcelain tiled floor, recessed lighting to ceiling, opening on to:

Day Room 5.26m x 3.65m (17' 3" x 12' 0") A bright room with a Porcelain tiled floor, TV points, two vertical radiators, part glazed roof with double glazed windows and French style doors on to the rear garden.

First Floor

Landing Stairs to the second floor and doors off to:

Living Room/Bedroom Four 3.65m x 3.56m (12' 0" x 11' 8") Double glazed French style doors and Juliette balcony to the rear aspect, modern fireplace with electric fire, TV and broadband connections, radiator.

Bedroom Three 3.65m x 2.19m (12' 0" x 7' 2") Double glazed window to the front, radiator, large double wardrobe with mirrored sliding doors.

Bathroom Three piece white suite incorporating a shower bath with mixer tap and shower attachment, wash hand basin and low level WC, floor tiling and half height to walls, extractor fan, shaver point and heated towel rail.

Second Floor

Second Landing Doors off to:

Bedroom One 3.65m x 3.58m (12' 0" x 11' 9") Two double built-in wardrobes with lighting over, radiator, double glazed dormer window to the rear, door to:

En-suite Shower Room Three piece white suite comprising a fully tiled shower enclosure with mixer shower, pedestal wash hand basin and low level WC, shaver point, extractor fan, heated towel rail, Porcelain floor tiling, recessed lighting to ceiling.

Bedroom Two 3.65m x 3.22m (12' 0" x 10' 7") Double glazed dormer window to the front with garden views, radiator, built-in double cupboard/wardrobe, further cupboard housing the gas fired boiler, access to the loft space.

Exterior

Front Open plan, paved, bin store and garden views.

Rear Garden Fully enclosed and laid to artificial lawn, various plants and shrubs, pebble borders, paved patio, tap and a rear gate.

Garage & Parking To the rear of the property with up and over door, power and lighting, PLUS A PARKING SPACE.

Notes FREEHOLD.
Council tax band - D £2358.44 pa.
There is a large and attractively landscaped communal garden for all the residents to use.
Management charge @ £600pa tbc
Ample visitor parking in a FREE public car park adjacent to this development.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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	