

Directions

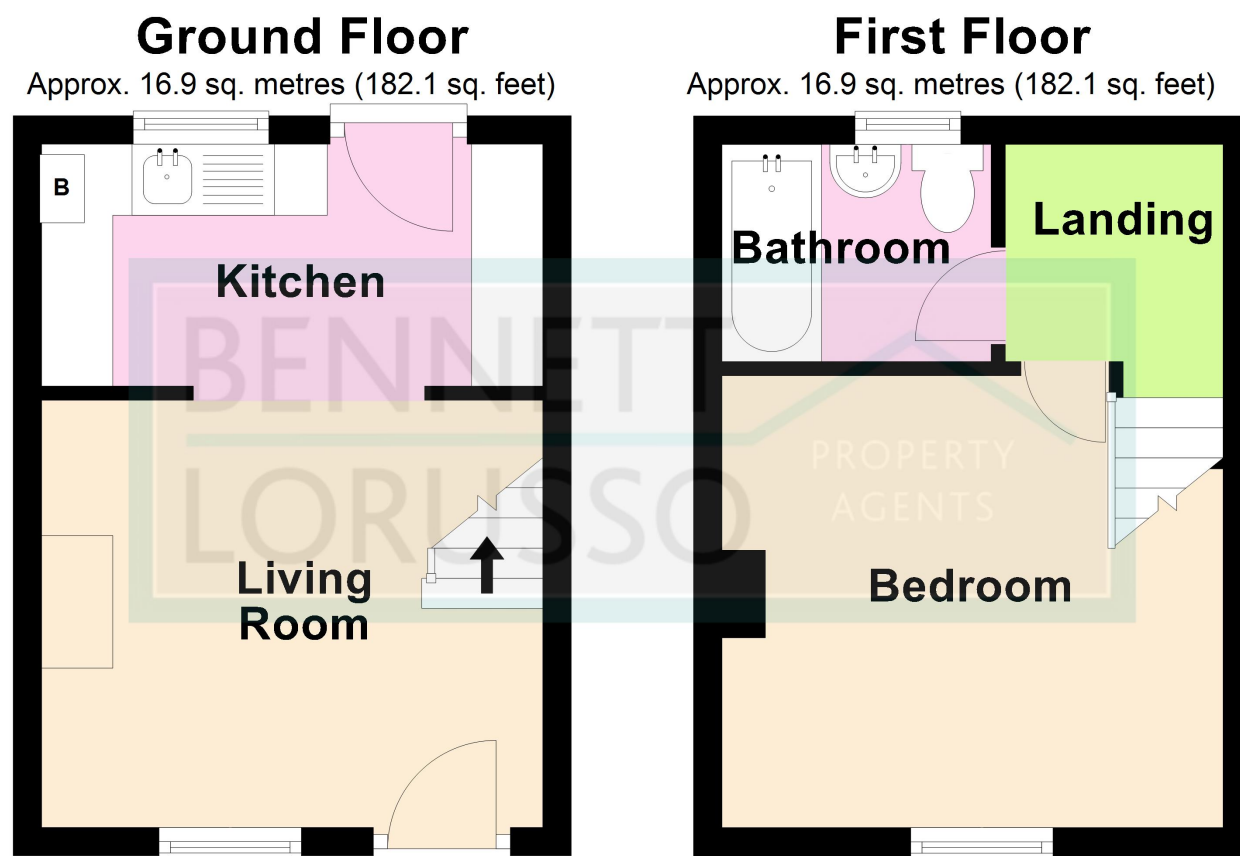
PE19 2TN.

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



70 Luke Street, Eynesbury, St Neots, Cambridgeshire. PE19 2TN.

OIEO £170,000

A truly charming one double bedroom cottage situated in a popular location close to riverside walks and within easy reach of the town centre. Features include an attractive functional fireplace, some exposed beam work, double glazing, gas fired radiator central, a modern first floor bathroom and a courtyard style garden. This freehold character home has no onward chain and early internal viewing is strongly advised.



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Ground Floor

Sitting Room 3.50m x 3.05m (11' 6" x 10' 0") UPVC entrance door, double glazed window to the front, radiator, broadband point, cast iron functional fireplace with slate hearth, store cupboards either side of chimney breast also housing meters, exposed beams to one wall, recessed lighting to ceiling, stairs to the first floor, opening on to the kitchen.

Kitchen 3.50m x 1.70m (11' 6" x 5' 7") Stainless steel sink and mixer tap, base and wall units, modern wall mounted gas fired combination boiler, splashback tiling, stainless steel gas hob with extractor hood over and electric double oven under, integrated fridge, plumbing for washing machine, double glazed window and door to the rear garden, laminate wood effect flooring, (BRAND NEW BASE AND WALL UNITS ALONG WITH OAK WORK SURFACES ARE SUPPLIED BUT NOT FITTED).

First Floor

Landing Doors off to:

Bedroom 3.50m x 3.15m (11' 6" x 10' 4") Double glazed window to the front, radiator, laminate wood effect flooring, large double wardrobe with mirrored sliding doors, access to the loft space.

Bathroom Three piece white suite comprising a modern panelled bath with mixer tap and shower attachment, pedestal wash hand basin and a low level WC, splashback tiling, double glazed window, heated towel rail, recessed lighting to ceiling.

Outside

Rear Garden Small enclosed courtyard garden with timber decking, side access gate, shed, tap and light.

Notes FREEHOLD.
Council tax band is A - £1572.29 pa.
Brick construction with a slate tiled roof.
No chain.
On street parking.



EPC

