

Directions

PE19 8JA.

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. 140.3 sq. metres (1510.0 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.



6 The Old Stables, Manor House Close, Eaton Socon, St Neots, Cambridgeshire. PE19 8JA.

£500,000

A most charming period property set in a highly sought after location with easy access to good local amenities and pleasant walks. This no chain home offers huge ground floor accommodation incorporating three reception rooms, a utility room and cloakroom plus three bedrooms and two bathrooms. Further features include, an open fireplace and gas fired radiator central heating, double glazing, a kitchen/breakfast room, off road parking to the front and a private rear garden. A wonderful piece of local history and early viewing comes highly recommended.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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Ground Floor

Entrance Hall UPVC double glazed entrance door, radiator, door to:

Cloakroom Two piece white suite comprising wash hand basin and low level WC, radiator, window.

Family Room/Inner Hall 5.60m x 3.20m (18' 4" x 10' 6") Double glazed Bow window to the front, two radiators, wall lighting, stairs to the first floor with a cupboard under, fitted shelving.

Living Room 5.60m x 3.73m (18' 4" x 12' 3") Open fireplace, TV points, double glazed Bow window to the front, radiator, wall lighting, further double glazed Bow window to the rear and door to the front, coving to ceiling.

Dining Room 4.35m x 3.30m (14' 3" x 10' 10") Radiator, double glazed window to front, coving to ceiling, door to:

Kitchen/Breakfast Room 4.60m x 2.48m (15' 1" x 8' 2") Comprising a good range of Oak fronted base and wall units, gas cooker point, plumbing for dishwasher, stainless steel sink and mixer tap, breakfast bar, tall cupboard, fridge/freezer space, double glazed windows to the front and rear, gas fired boiler, ceramic tiled floor, radiator.

Utility Room/Rear Lobby 3.40m x 1.77m (11' 2" x 5' 10") Quarry tiled floor, plumbing for washing machine, radiator, access to a small loft space, double glazed windows and door to the rear garden.

First Floor

Landing Two access points to the loft space, storage cupboards and further airing cupboard housing the hot water cylinder, hard wood flooring, wall lighting.

Bedroom One 5.00m x 3.85m max (16' 5" x 12' 8") Double glazed window to front, radiator, built-in wardrobes to one wall.

Bedroom Two 4.40m x 3.70m (14' 5" x 12' 2") Double glazed windows to front and side, radiator, sloping ceiling.

Bedroom Three 3.53m x 1.82m (11' 7" x 6' 0") Double glazed window to front, radiator, sloping ceiling.

Shower Room One Three piece suite incorporating a large double shower tray with mixer shower, wash hand basin and low level WC, double glazed window, sloping ceiling, splashback tiling, radiator, shaver point and light, extractor fan.

Shower Room Two With a three piece white suite comprising a fully tiled shower enclosure with 'Aqualisa' shower, wash hand basin and low level WC, extractor fan, fitted cupboards, sloping ceiling, full height wall tiling, heated towel radiator, shaver point.

Exterior

Front Small lawn, COBBLED DRIVEWAY WITH PARKING FOR AT LEAST THREE CARS, exterior light, tap and power point, paved area, mature shrubs and side access.

Rear Garden Fully enclosed and laid mainly to lawn, established well stocked borders, covered storage area, rear gate, large timber shed, timber workshop with power, side gate, coal store, tap exterior power point and light.

Note FREEHOLD.

Council tax band is E - £2730.60pa.

There is no chain.

The property is NOT a Listed Building.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	80
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	48	
England, Scotland & Wales		
		EU Directive 2002/91/EC