

## Directions

PE19 8EA.

<https://what3words.com/swooned.vocals.ramps>

## DATA PROTECTION ACT 1998

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## 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. 129.8 sq. metres (1397.5 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.



**BENNETT**  
**LORUSSO** PROPERTY AGENTS

Tel: 01480 211777  
[www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)



Bridge House, 254 Great North Road, Eaton Socon, St. Neots, Cambridgeshire. PE19 8EA.

**Offers Over £475,000**

A detached Period home situated approximately one mile from the town centre, with four bedrooms, en-suite and family bathroom, utility room and conservatory, situated on a superb plot with a double garage. The property is of local architectural importance and boasts several character features including exposed beams and original timber latched doors. The extended accommodation also includes a cloakroom, two reception rooms, a well fitted kitchen/breakfast room with double glazing and gas fired radiator heating throughout. A charming character home and internal viewing is a must.

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## Ground Floor

**Entrance Hall** Composite double glazed entrance door, radiator, telephone point, beamed partition, dividing the dining room.

**Cloakroom** Two piece white suite comprising of wash hand basin and low level WC., pine panelling and tiled flooring, extractor fan.

**Dining Room** 13' 4" x 11' 10" (4.06m x 3.61m) Feature open brick fireplace with beam and canopy, double glazed bay window to front and further window, radiator, wall light points, beamed ceiling, door and stairs to the first floor.

**Kitchen/Breakfast room** 11' 8" x 8' 2" min increasing to 10' 9" (3.56m x 2.49m) A good range of Shaker Style base and wall mounted units, stainless steel bowl and a quarter sink unit with mixer tap and splashback tiling, ceramic hob and split level double oven, extractor hood, under cupboard lighting, radiator, double glazed window to front, under stairs cupboard and attractive Victorian tiled floor.

**Utility Room** 7' 6" x 7' (2.29m x 2.13m) Inset single bowl sink, plumbing for automatic washing machine and dishwasher, gas fired boiler, tiled ceramic floor, space for fridge/freezer, fitted cupboards, half glazed door to the conservatory.

**Sitting Room** 14' 4" x 14' 2" (4.37m x 4.32m) Feature fireplace with real flame gas fire, double glazed window to the side and double glazed French style doors to the rear garden, wall light points and satellite TV point.

**Lean-to style Conservatory** 14' 10" x 9' 2" (4.52m x 2.79m) Part brick construction and UPVC double glazed with double doors to the rear garden, fitted blinds and radiator. Door to sitting room.

## First Floor

**Landing** Access to roof space, attractive wall with exposed beams. Doors to bedrooms and bathrooms.

**Bedroom One** 14' 5" x 10' (4.39m x 3.05m) A good range of fitted wardrobes and bridging cupboards, radiator, double glazed window to rear, further double fitted wardrobe. Door to en-suite.

**En-suite Shower Room** Three piece white suite comprising a double shower enclosure, pedestal wash hand basin and low level WC., fully tiled walls, radiator, extractor fan, double glazed window and recessed lighting to ceiling.

**Bedroom Two** 11' 9" x 9' 10" (3.58m x 3.00m) Double glazed window to front, radiator, ornamental cast iron fireplace, exposed beams.

**Bedroom Three** 12' x 8' 3" (3.66m x 2.51m) Double glazed window to front, radiator, built in wardrobe, over stair storage recess and TV point, exposed beams.

**Bedroom Four** 9' 6" x 7' 5" (2.90m x 2.26m) Double glazed window to side, radiator.

**Bathroom** Three piece white suite incorporating a modern panelled bath with mixer tap shower attachment, pedestal wash hand basin and low level WC., part tiled walls and pine panelling, double glazed window, airing cupboard and radiator, extractor fan.

## Outside

**Front Garden** Enclosed by metal railings with various flowers and shrubs.

**Rear garden** Approx 110' x 80' max (33.53m x 24.38m) Enclosed and laid mainly to lawn with well stocked established borders, mature shrubs and conifers, paved patio with pergola, tap and lighting, tool shed and side access.

**Double Garage** 4.95m x 4.85m (16' 3" x 15' 11") (Internally) Situated to the rear of the garden and accessed by a part shared driveway, twin up and over doors, no internal divisional wall, pitched tiled roof with storage capacity, of a prefabricated sectional construction, gravel parking and turning area.

**Notes** This property is not Listed. It is understood to be a former beershop and then a smallholding and originally dates back to around 1800. FREEHOLD. Council tax band D - £2234.12 pa. Location <https://what3words.com/swooned.vocals.ramps>



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	