

## Directions

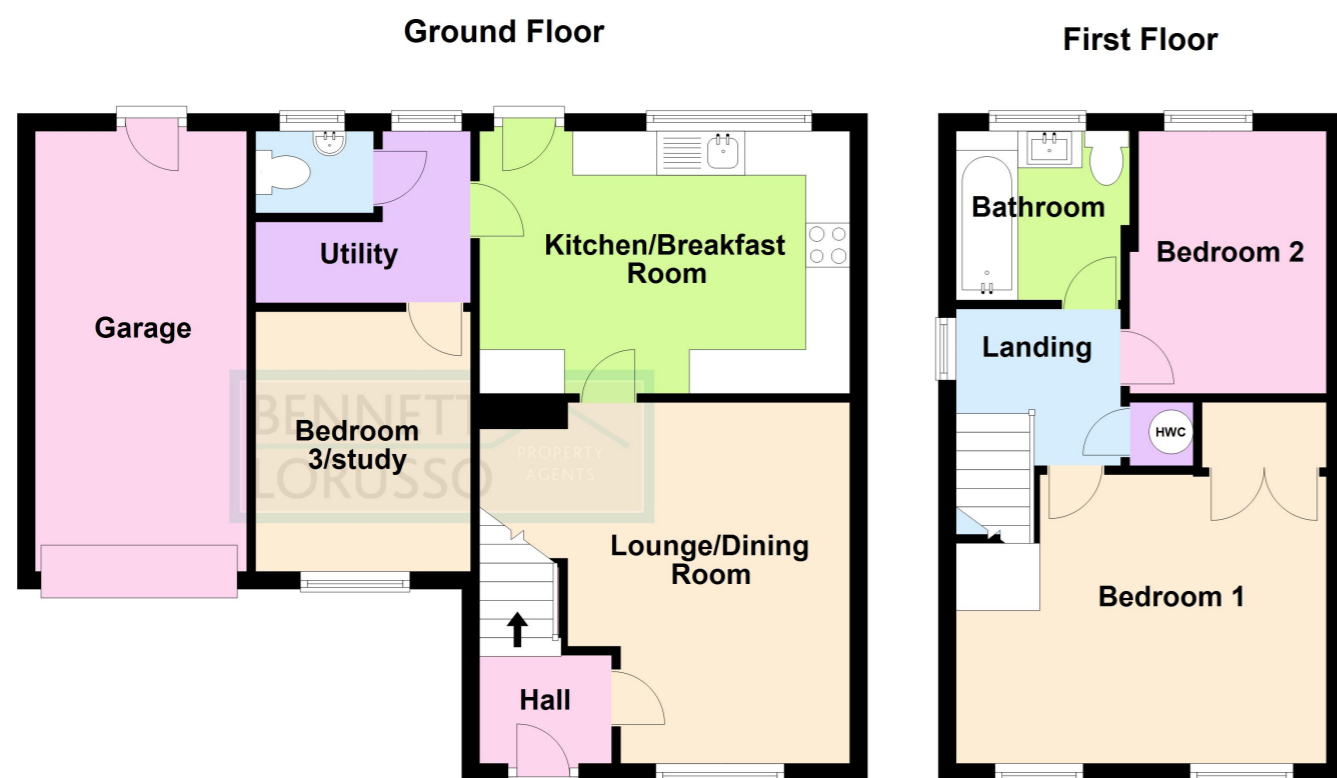
PE19 2HE.

## 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.



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.



22 Ream Close, Eynesbury, St Neots, Cambridgeshire. PE19 2HE.

**£310,000**

An extended two/three double bedroom home in a cul-de-sac location close to good amenities. The spacious and versatile accommodation includes, lounge and separate kitchen/diner, cloakroom, utility room, ground floor bedroom three/office and a modern fitted bathroom. Outside there is parking for two-three cars plus a garage and private well designed rear garden. This wonderful home offers that something extra and internal viewing is strongly advised.



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

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

# Ground Floor

**Entrance Hall** Composite double glazed entrance door, central heating thermostat, radiator, stairs to the first floor, vinyl flooring, door to Living Room.

**Living Room** 4.04m x 3.18m (13' 3" x 10' 5") Double glazed window to front, radiator, large under stair recess, TV connections, door to;

**Kitchen/Diner** 4.09m x 2.95m (13' 5" x 9' 8") Well fitted comprising a good range of Maple style base and wall mounted units, tall standing cupboard and a wine rack, stainless steel sink unit, plumbing for dishwasher, gas hob with electric oven and extractor hood, splash back tiling, double glazed window and door to rear, radiator, laminate wood effect flooring.

**Inner Lobby/Utility Room** Plumbing for washing machine and vent for tumble dryer, radiator, laminate wood effect flooring, double glazed window to rear, built-in cupboard, access to useful fully boarded roof space with ladder, light and power.

**Cloakroom** With a two piece white suite comprising wash hand basin and low level WC, radiator, double glazed window and laminate wood effect flooring.

**Study/Bedroom Three** 2.93m x 2.42m (9' 7" x 7' 11") Quality fitted library shelving, double glazed window to front, radiator, recessed lighting to ceiling, laminate wood effect flooring.

# First Floor

**Landing** Airing cupboard, access to roof space which is part boarded with ladder, lighting and housing the gas fired combination boiler (@ 1 year old).

**Bedroom One** 4.11m x 3.06m max (13' 6" x 10' 0") Two double glazed windows to the front, radiator and double built-in wardrobe.

**Bedroom Two** 3.12m x 2.24m (10' 3" x 7' 4") Double glazed window to rear, radiator.

**Bathroom** Refitted with a modern three piece white suite comprising a shower bath with mixer tap shower attachment and screen, vanity wash hand basin and close coupled WC, fully tiled walls, double glazed window, heated towel rail, extractor fan, LVT flooring.

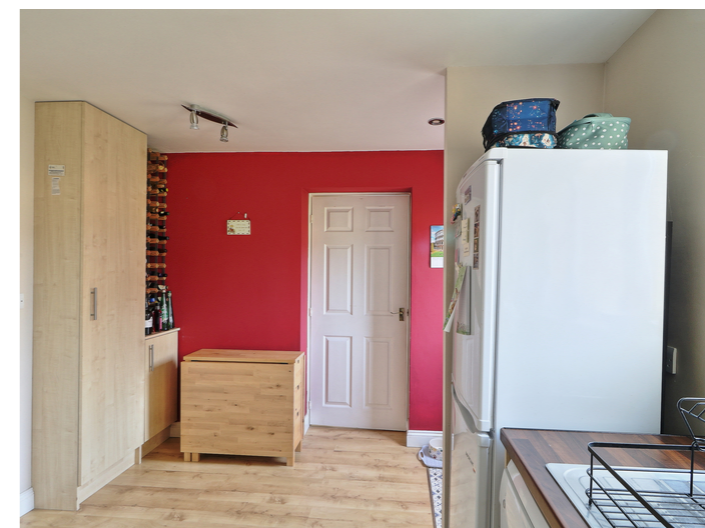
# Exterior

**Frontage** Paved with parking for two/three cars.

**Garage/Workshop** 5.2m x 2.5m (17' 1" x 8' 2") With metal up and over door, power and lighting, partly boarded roof storage space, insulated floor, personal door to the rear garden.

**Rear Garden** Fully enclosed by timber fencing and laid mainly to lawn with flower and shrub beds, fruit bushes, herb garden, patio, tap, lighting and timber shed.

**Notes** Freehold.  
Council tax band C - £2,295.34 pa.  
The boiler was replaced in 2025.  
There are no estate management charges to be paid.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>71</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC