

Directions

PE19 2DT.

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. 108.3 sq. metres (1165.3 sq. feet)



11 Springbrook, Eynesbury, St Neots, Cambridgeshire. PE19 2DT.

£310,000

An established three bedroom home, well located overlooking a green space and with a garage to the side. The spacious accommodation includes a living room and a dining room, a kitchen with modern white units and a separate WC and shower/bathroom on the first floor. Outside there is a garage, parking and a low maintenance South facing rear garden. A great family home which is well worth viewing!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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**BENNETT
LORUSSO** PROPERTY AGENTS

Ground Floor

Entrance Hall Half glazed entrance door and side light, stairs to the first floor with cupboard under, radiator, central heating thermostat, cloaks cupboard.

Living Room 4.55m x 3.44m (14' 11" x 11' 3") Wall mounted electric fire, TV connections including broadband, double glazed window to the rear, two radiators.

Dining Room 3.00m x 2.89m (9' 10" x 9' 6") Sliding patio doors on to the rear garden, radiator, fitted shelving, opening through to:

Kitchen 3.54m x 2.96m (11' 7" x 9' 9") Fitted with a range of white fronted base and wall units, stainless steel sink and mixer tap, plumbing for washing machine and vent for a tumble dryer, fridge/freezer space, splashback tiling, ceramic hob and split level double oven, radiator, vinyl flooring, double glazed window to front and a half glazed door to the side.

Side Lobby Stable door to the front, corrugated plastic roof, half glazed door to the rear garden.

First Floor

Landing Double glazed window to the side, access to loft space, radiator.

Bedroom One 3.92m x 2.73m (12' 10" x 8' 11") (Plus two double wardrobes, plus entrance lobby) Double glazed window to rear, radiator, two double fitted wardrobes.

Bedroom Two 3.33m x 3.09m (10' 11" x 10' 2") Two fitted wardrobes, radiator, double glazed window to rear, plus double airing cupboard with hot water cylinder.

Bedroom Three 3.23m x 2.11m (10' 7" x 6' 11") Double glazed window to front, radiator, overstairs boxwell shelf..

Bathroom Comprising a shower enclosure with waterproof boarding and an electric shower plus a vanity wash hand basin, splashback tiling, double glazed window, heated towel rail, recessed lighting to ceiling.

Separate WC WC with concealed cistern, splashback tiling, double glazed window.

Outside

Front Open plan and laid to gravel, parking area.

Garage 4.75m x 2.29m (15' 7" x 7' 6") Externally. To the side with up and over door.

Rear Garden South facing, enclosed and laid to gravel for low maintenance, patio with retaining wall, various shrubs, two brick built sheds.

Notes Freehold.
Council tax band - B £2,008.42 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	