

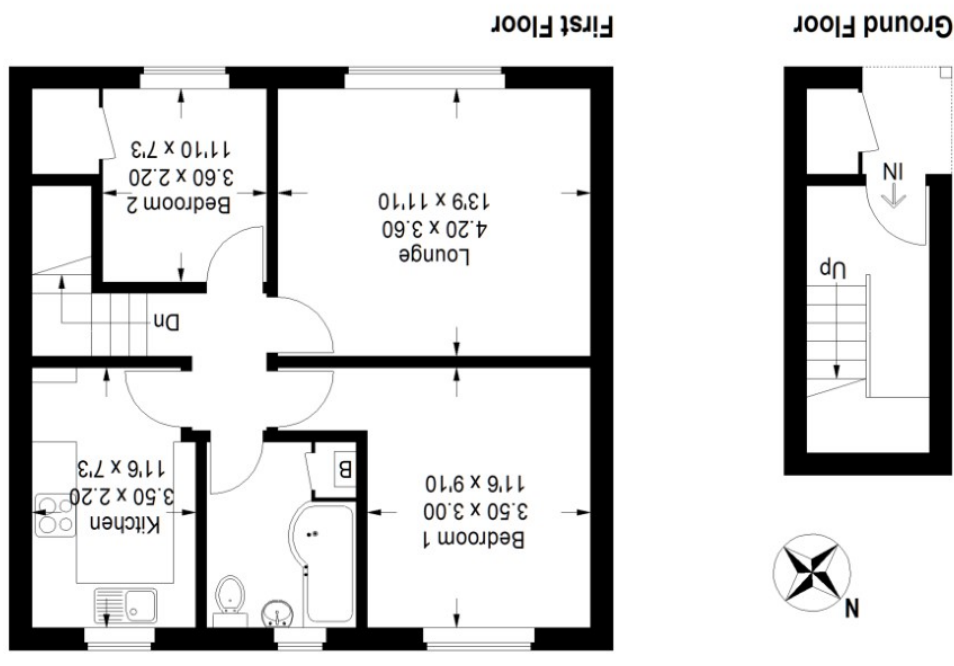
Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy inefficient - higher running costs	
England, Scotland & Wales	



Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

Peer Road, Eaton Socon, St. Neots, PE19 8JR

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID943323)



Housepix Ltd



7 Peer Road, Eaton Socon, St Neots, Cambridgeshire PE19 8JR £170,000



- Two Bedroom First Floor Maisonette
- Spacious Lounge Diner
- Private Garden close to the Property
- Double Glazed and Gas Radiator central heating

- Refitted Bathroom
- Separate Kitchen with free standing appliances
- Allocated Parking Space
- Ideal for First time buyers or as an Investment property.

Ground floor

Entrance Hall

Private entrance hall approached via double glazed entrance door. Large under stairs storage area, radiator. Staircase rising to first floor accommodation

First Floor

Landing

Access to loft space which is fully boarded with light connected. Doors leading of to all rooms.

Lounge Diner

4.22m x 3.58m (13' 10" x 11' 9"). Double glazed window to front aspect, coving to ceiling, radiator, television point, dimmer switch.

Kitchen

3.48m x 2.18m (11' 5" x 7' 2"). Double glazed window to rear aspect. Fitted kitchen comprising of inset single drainer stainless steel sink unit with cupboards under, a range of base and wall mounted cupboards offering storage space, worksurface, tiled splash back surrounds, fitted breakfast bar. Free standing appliances to include fridge freezer, washing machine and cooker.

Bedroom One

3.48m x 3.02m (11' 5" x 9' 11") plus door recess area. Double glazed Window to rear aspect, radiator, telephone point, television point.

Bedroom Two

2.59m x 2.18m (8' 6" x 7' 2") . Double glazed window to front aspect, radiator, large walk in shelved storage cupboard.

Bathroom

Double glazed window to rear aspect. refitted white suite comprising of low level WC, pedestal wash hand basin, P-Shaped bath with electric shower over and fitted shower screen, fully tiled to bath area, heated towel rail, extractor fan, built in airing cupboard housing combi central heating boiler.

Outside

To the front of the property is an attached brick built store.

There is a separate private gated garden to the rear of the property which is approached via pedestrian walkway. the garden is enclosed with lawn area and timber shed which has power and light connected. There is also a parking area to the rear of the property.

LEASE DETAILS

The following information has been provided by the seller.

The lease is 125 year lease from 22 February, 1988. (89 years remaining)

The current Ground rent is £10 per annum

The current Service charge is approximately £350 per annum.

Contact Us

If you require any additional information or would like to arrange a viewing, please call our St Neots office on 01480 406400

