

## Directions

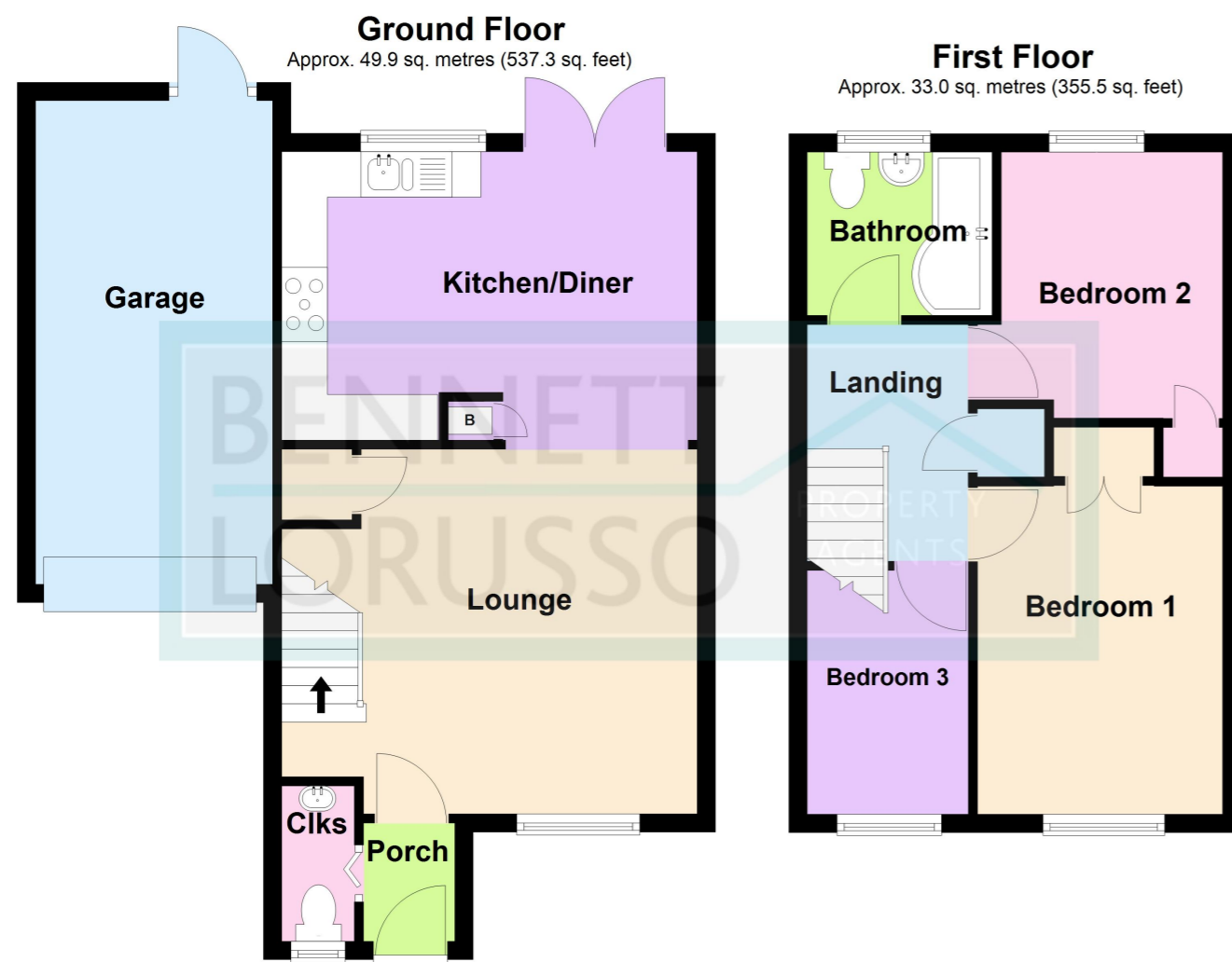
PE19 8PD.

## 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.



Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT  
LORUSSO** PROPERTY  
AGENTS



5 Carisbrooke Way, Eynesbury, St Neots, Cambridgeshire. PE19 2SP.

**OIEO £325,000**

A really well presented and much improved three bedroomed detached home with adjacent garage and private rear garden, situated in a very popular cul-de-sac location close to good amenities. The bright and spacious accommodation includes, a cloakroom, an open plan living room to the front and a modern fully integrated kitchen/diner to the rear, plus first floor bathroom with a refitted contemporary style suite. Besides redecoration and flooring, a modern gas fired boiler has been installed and the consumer unit has been recently updated. A wonderful home that you can move straight in to and relax, call us to arrange your viewing.



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Ground Floor

**Entrance Porch** UPVC double glazed entrance door, laminate wood effect flooring, courtesy light, door to:

**Cloakroom** Two piece White suite incorporating a vanity wash hand basin and low level WC, heated towel rail, ceramic tiled floor and splashback, double glazed window.

**Living Room** 4.55m x 4.0m (14' 11" x 13' 1") Double glazed window to the front, two radiators, laminate wood effect flooring, Cable TV connections, stairs to the first floor with cupboard under, opening through to:

**Dining Area** Laminate wood effect flooring, radiator, built-in broom cupboard, double glazed double doors to the rear garden.

**Refitted Kitchen** 4.55m x 2.70m inc. dining area (14' 11" x 8' 10") Fitted with a good range of base and wall units, integrated dishwasher, washing machine and fridge/freezer, splashback tiling, double glazed window to the rear, five burner gas hob with splashback and extractor hood over plus a double electric oven under, laminate wood effect flooring.

First Floor

**Landing** Access to the loft space, airing cupboard housing the gas fired combination boiler.

**Bedroom One** 3.65m x 2.67m (12' 0" x 8' 9") Double glazed window to the front, radiator, double built-in wardrobe.

**Bedroom Two** 3.0m x 2.45m (9' 10" x 8' 0") Double glazed window to rear, radiator, single built-in wardrobe.

**Bedroom Three** 2.70m x 1.83m (8' 10" x 6' 0") Double glazed window to front, radiator.

**Refitted Bathroom** Three piece white suite comprising a modern panelled bath with central waterfall mixer tap and dual head shower with screen, vanity wash hand basin and low level WC, fully tiled walls and floor, heated towel rail (with electric option), extractor fan, double glazed window, recessed lighting to ceiling.

Outside

**Front** Open plan with driveway parking.

**Garage** With up and over door, power and lighting, personal door to the rear and roof storage capacity.

**Rear Garden** Private, fully enclosed and laid mainly to lawn with flower and shrub borders, vegetable bed, paved patio, water tap and light, timber decking, various young trees.

**Notes** FREEHOLD.  
Council tax band C £2193.53 pa (2025/26).



EPC

