

Directions

PE19 7AW.

DATA PROTECTION ACT 1998

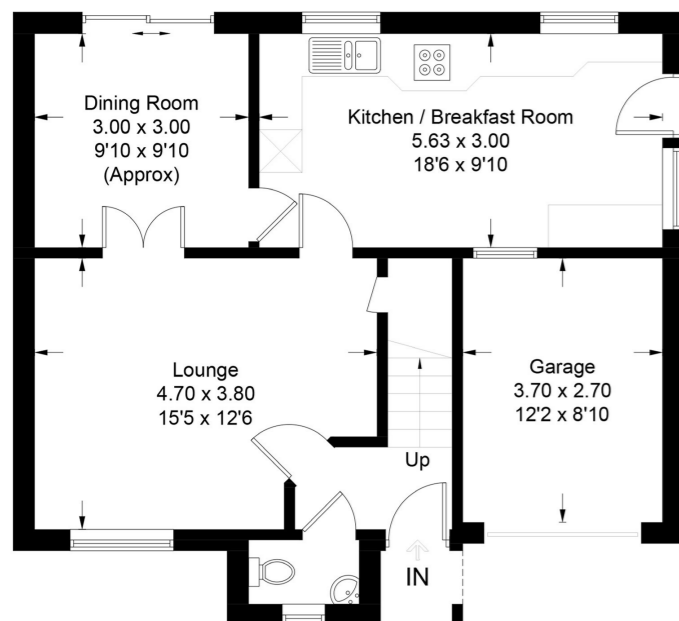
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THE PROPERTY MISDESCRIPTIONS ACT 1991

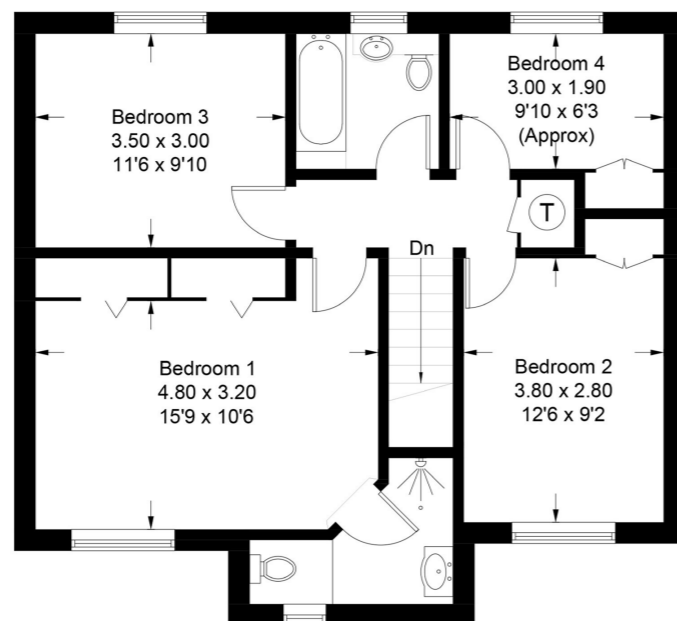
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied 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.

Orchard Close, Eaton Ford, St. Neots, PE19 7AW

Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft
Garage = 10.4 sq m / 112 sq ft
Total = 125.9 sq m / 1355 sq ft



Ground Floor



First Floor

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. (ID808323)
Housepix Ltd



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



38 Orchard Close, Eaton Ford, St Neots, Cambridgeshire. PE19 7AW.

OIEO £450,000

An attractive four bedroom detached family home situated on a corner position in this well regarded cul-de-sac which is close to junior schools, parkland and the town centre. The excellent accommodation includes, living room, dining room, extended kitchen, cloakroom, good sized bedrooms and two bathrooms. Outside there is parking for three cars, a garage and a low maintenance Easterly facing rear garden. Early viewing is well advised.

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Ground Floor

Entrance Hall Part double glazed entrance door, stairs to the first floor, radiator, door to;

Cloakroom With a two piece white suite comprising wash hand basin and low level WC, splash back tiling, heated towel rail, double glazed window, ceramic tiled floor.

Living Room Feature electric fire, Cable TV point, double glazed window to front, telephone point, wall lighting, large under stairs storage cupboard, access to the dining room via fully glazed double doors.

Dining Room Sliding patio doors to the rear garden, radiator, coving to ceiling, door to;

Extended Kitchen Fitted with an extensive range of Oak fronted base and wall mounted units, integrated side-by-side fridge and freezer, dishwasher, washing machine and tumble dryer, electric split level double oven, stainless steel five burner gas hob with extractor hood over. splashback tiling, stainless steel sink and mixer tap, radiator, laminate wood effect flooring, two double glazed windows to the rear and door to the side/rear, recessed lighting to ceiling.

First Floor

Landing Airing cupboard, access to the roof space.

Bedroom One Double glazed window to the front, radiator, two double built-in wardrobes, door to;

En-suite Shower Room A three piece white suite including a fully tiled shower enclosure with Power shower, vanity wash hand basin and low level WC, ceramic tiled splashbacks and floor, heated towel rail, extractor fan, feature double glazed arched window.

Bedroom Two Double glazed window to rear, radiator.

Bedroom Three Double glazed window to front, double built-in wardrobe, radiator.

Bedroom Four Double glazed window to rear, double built-in wardrobe, radiator.

Main Bathroom Three piece white suite incorporating a modern panelled bath with shower over, vanity wash hand basin and low level WC, double glazed window, ceramic tiled floor, heated towel rail.

Exterior

Front Gravelled and surrounded by a mature hedge, tarmac drive with parking for two cars and further potential.

Integral Garage With up and over door, power and lighting, smaller in size due to the kitchen extension.

Rear Garden Fully enclosed and laid mainly to lawn, a large paved patio, timber shed, water tap, side access gate.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	