

Directions

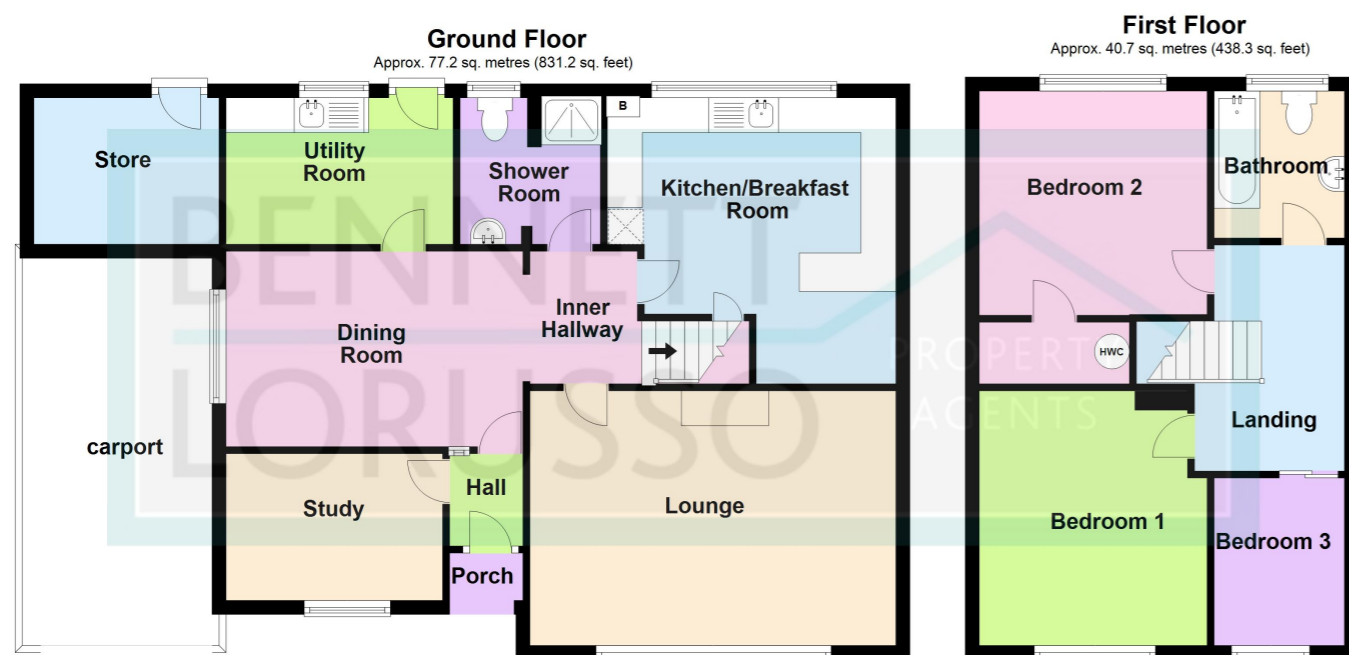
PE19 7AP.

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.



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.

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BENNETT
LORUSSO PROPERTY AGENTS



8 Apple Grove, Eaton Ford, St Neots, Cambridgeshire. PE19 7AP.

£375,000

An extended three bedroomed semi-detached home with huge ground floor accommodation and well situated in this highly regarded location with good access to shops, parkland and Crosshall School. Comprising entrance porch, study, dining/family room, shower room, utility room, kitchen/breakfast room, living room, two double bedrooms and a single room, plus the main bathroom. Externally, there is ample parking to the front with a four car driveway, a carport, workshop and a private rear garden. This is a rare opportunity to personalise a great family home in an excellent location!



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Ground Floor

Entrance Porch Composite double glazed entrance door, courtesy light, door to:

Study 3.10m x 2.10m (10' 2" x 6' 11") Double glazed window to front, radiator, modern consumer unit.

Inner Hall Stairs to first floor, open to dining room.

Dining Room/Family Room 4.23m x 2.76m (13' 11" x 9' 1") Double glazed window to the side, radiator, access to loft space, door to:

Living Room 5.05m x 3.65m (16' 7" x 12' 0") Double glazed picture window to the front, two radiators, TV and broadband connections, chimney breast.

Cloak/Shower Room Three piece suite incorporating a shower enclosure with waterproof boarding and a mixer shower, wash hand basin and low level WC, double glazed window, radiator.

Kitchen/Breakfast Room 4.14m x 4.09m max (13' 7" x 13' 5") Stainless steel sink, fitted base and wall units, plumbing for dishwasher, splashback tiling, wall mounted gas fired boiler, breakfast bar, storage recess, under stair cupboard, tiled floor, double glazed window to rear, radiator.

Utility Room 3.24m x 2.10m (10' 8" x 6' 11") Stainless steel sink, plumbing for washing machine, radiator, double glazed window and door to the rear garden.

First Floor

Landing Access to the loft space with part boarding, light and a ladder, radiator.

Bedroom One 3.65m x 2.95m (12' 0" x 9' 8") Double glazed window to the front, radiator.

Bedroom Two 3.10m x 3.04m min (10' 2" x 10' 0") Large airing cupboard housing the hot water cylinder, radiator, double glazed window to rear.

Bedroom Three 2.40m x 2.0m (7' 10" x 6' 7") Double glazed window to front.

Bathroom Three piece coloured suite comprising panelled bath, wash hand basin and low level WC, double glazed window, splashback tiling, radiator, vinyl flooring.

Exterior

Front Driveway parking for four cars, laid to lawn with mature boundaries.

Carport 5.70m x 2.80m (18' 8" x 9' 2") With brick built pillars, ample room for one car and further storage.

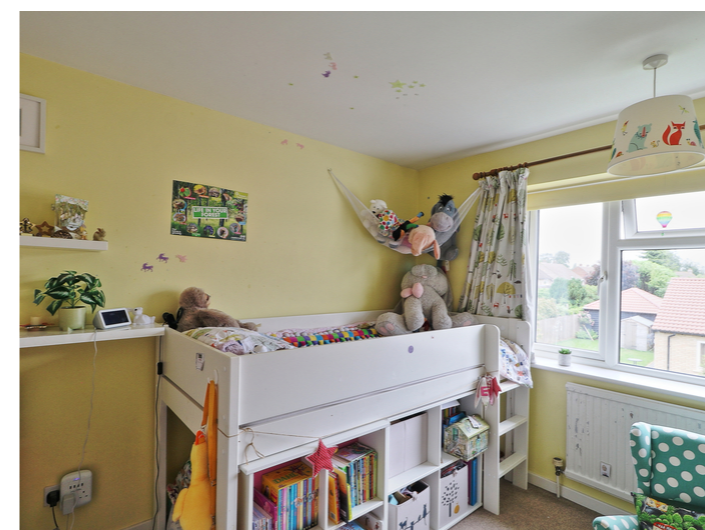
Rear Garden East facing, fully enclosed by timber fencing and laid mainly to lawn, borders with various plants, paved patio, tap, exterior light, side access, brick built workshop, measuring 2.65m x 1.95m (8' 8" x 6' 5").

Notes FREEHOLD.

Council tax band - C £2096.39pa.

Traditional brick and tile construction.

Single storey extension.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	67
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	