

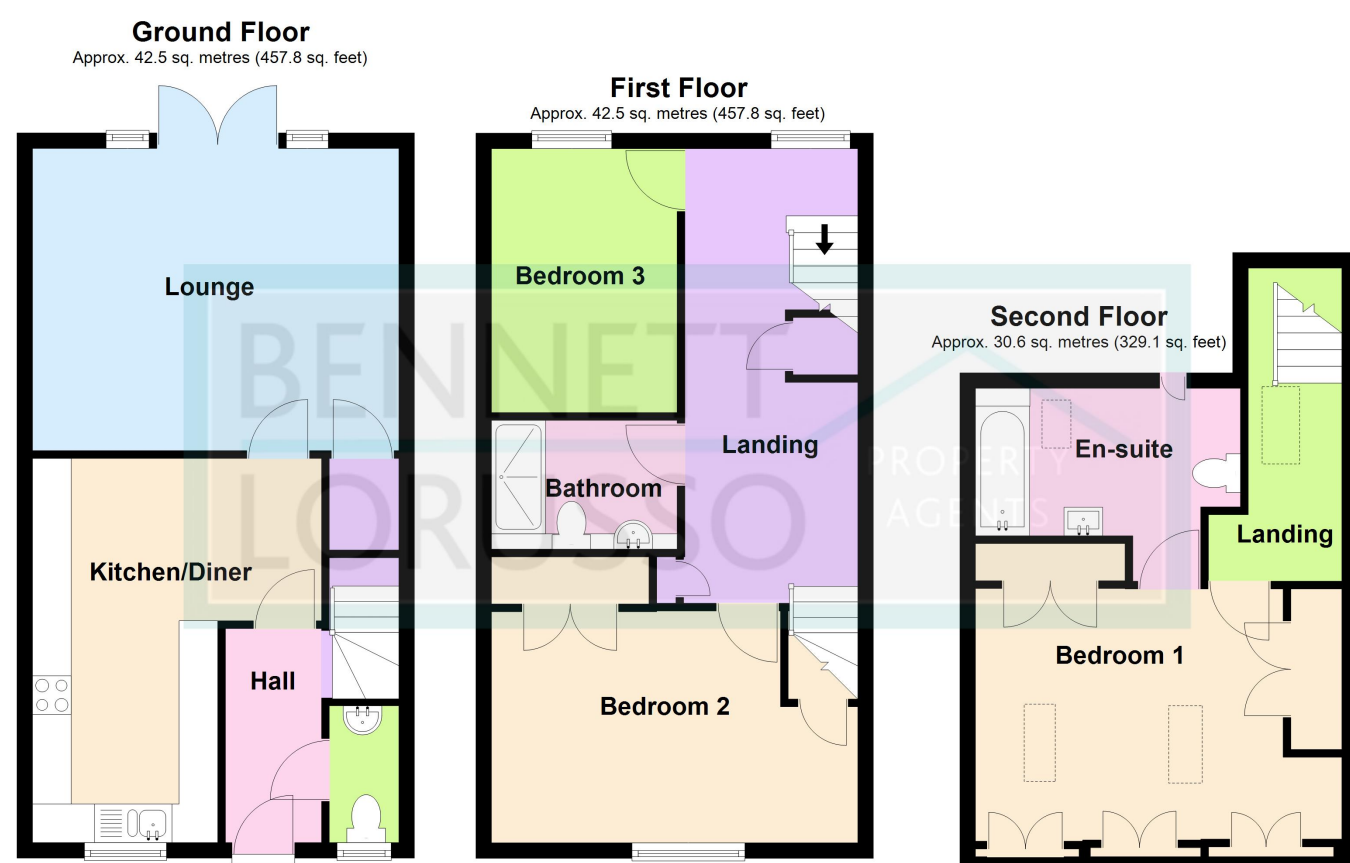
Directions

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



2 Rosamund Mews, Eaton Ford, St Neots, Cambridgeshire. PE19 7RX.

£375,000

A spacious three bedroomed, three storey townhouse, situated in this attractive mews development, close to schools, riverside walks and the town centre. The well presented accommodation includes a cloakroom, a contemporary and fully integrated kitchen/diner, living room with French doors on to the rear garden and two stylishly fitted bathrooms.

Outside there are two private parking spaces immediately to the front and a low maintenance rear garden. Early internal viewing is strongly recommended.



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Ground Floor

Entrance Hall Part double glazed composite front door, laminate wood effect flooring, radiator, stairs to the first floor.

Cloakroom Two piece white suite comprising wash hand basin and close coupled WC, radiator, double glazed window, laminate wood effect flooring.

Living Room Double glazed French style doors and a full length window to the rear garden, laminate wood effect flooring, built-in understairs cupboard.

Kitchen/Diner An extensive range of contemporary style base and wall units, inset bowl and a 1/4 sink with mixer tap, Quartz work surfaces and drainer, plumbing for washing machine, integrated dishwasher and fridge/freezer, induction hob with extractor hood over and split level double electric ovens, concealed gas fired combination boiler, full height storage cupboards, 'Karndean' flooring, double glazed window to the front. Dining Area 'Karndean' flooring, radiator, recessed lighting to ceiling.

First Floor

Landing Built-in store/linen cupboard, stairs to the second floor with further cupboard under, radiator, double glazed window to the rear.

Bedroom Two Double glazed window to front, radiator, built-in cupboard/wardrobe, further double wardrobe, broadband connection.

Bedroom Three Double glazed window to rear, radiator.

Bathroom Three piece white suite incorporating a double shower enclosure with a dual head shower, vanity wash hand basin and WC, fully tiled walls, extractor fan, heated towel rail, recessed lighting to ceiling.

Second Floor

Bedroom One Two double glazed 'Velux' windows to the front with fitted blinds, double built-in wardrobe and further eaves cupboards, triple fitted wardrobe, radiator, door to:

En-suite Shower Room Three piece white suite including a modern bath with mixer tap and shower attachment, vanity wash hand basin and a WC, 'Velux' window, fully tiled walls, built-in cupboard, extractor fan, recessed lighting to sloping ceiling.

Exterior

Parking Two private parking spaces immediately to the front of the property with an outside tap.

Rear Garden Fully enclosed and lad to lawn, paved patio, timber shed, external light and rear access gate.

Notes Freehold.
Council tax band - D £2467.72 pa.
Estate Management Charge @ £270 pa (TBC).
The gas fired boiler was installed in 2020.

