

Directions

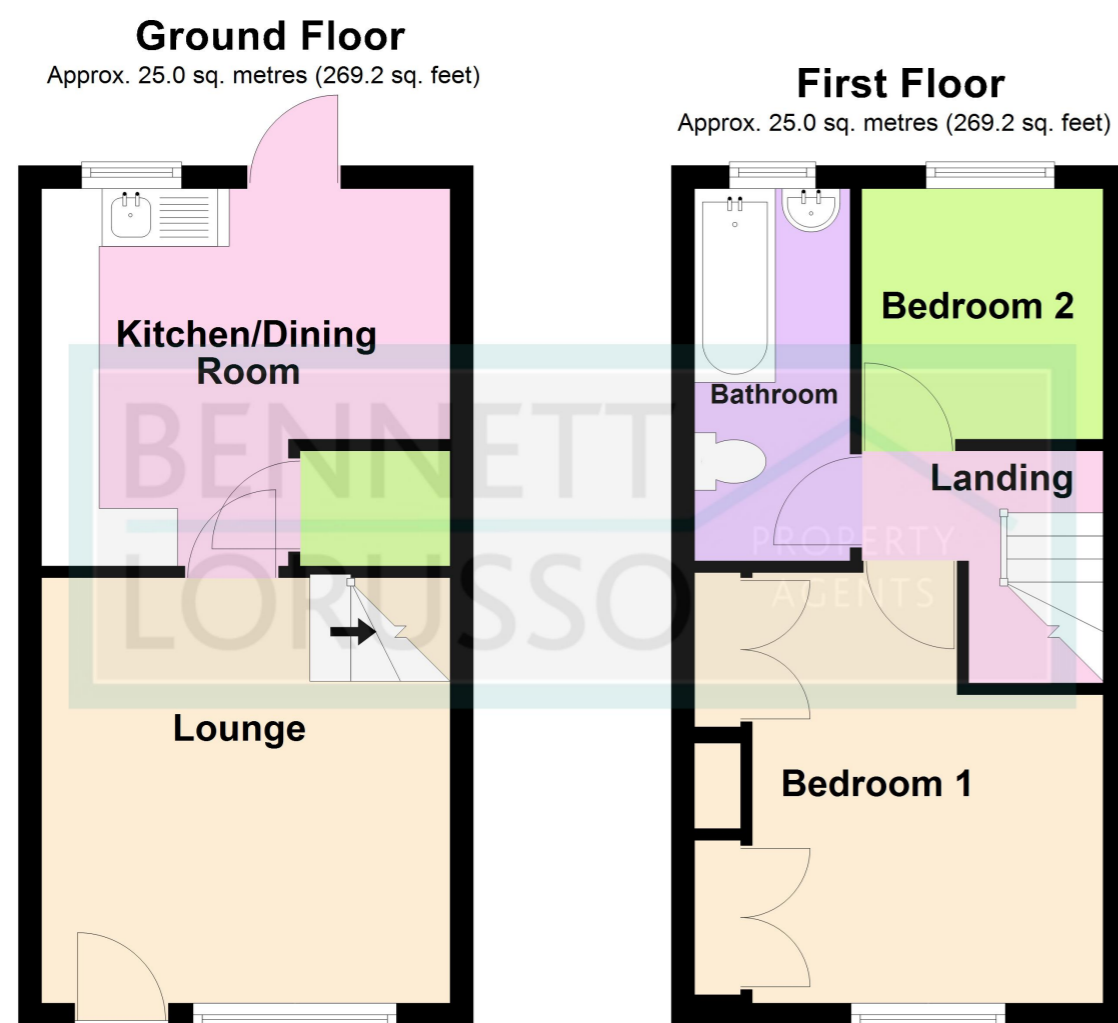
PE19 7GQ.

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.



48 Alder Close, Eaton Ford, St Neots, Cambridgeshire. PE19 7GQ.

£240,000

A modern two bedroom terraced home located in a good residential area with a fully enclosed rear garden, garage and parking immediately to the rear. The well presented accommodation includes a smart living room to the front, kitchen/diner with white fronted units and a modern fitted first floor bathroom. There is UPVC double glazing through out and gas fired radiator central heating. Being freehold and economical to run, this would make an ideal first time purchase and we recommend early viewing.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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Ground Floor

Living Room 3.75m x 3.55m (12' 4" x 11' 8") UPVC entrance door, double glazed window to the front, double radiator, laminate wood effect flooring, stairs to the first floor, TV connections including Cable, central heating thermostat, recessed lighting to ceiling, door to:

Kitchen/Diner 3.55m x 3.25m (11' 8" x 10' 8") Fitted with a good range of base and wall units, stainless steel sink and mixer tap, plumbing for washing machine, gas and electric cooker points, extractor hood, splashback tiling, large under stairs cupboard, radiator, gas fired combination boiler, double glazed window and door to the rear garden.

First Floor

Landing Doors off to:

Bedroom One 3.75m x 3.55m (12' 4" x 11' 8") Double glazed window to the front, radiator, fitted wardrobes, drawers and central cupboards along one wall.

Bedroom Two 2.25m x 2.05m (7' 5" x 6' 9") Double glazed window to rear, radiator, access top the loft space.

Bathroom Three piece white suite incorporating a modern panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, radiator, extractor fan, shaver point, double glazed window, recessed lighting to ceiling.

Exterior

Front Open plan and laid mainly to lawn,

Rear Garden Fully enclosed and laid to lawn, two paved patios, water tap, personal door in to the garage.

Garage & Parking Immediately at the rear of the property with up and over door, personal door to the rear, A further allocated parking space.

Notes Freehold.
Council tax band B £2,008.42 pa.



EPC

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 72 | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |