

## Directions

PE19 8EJ.

## 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.



Total area: approx. 53.3 sq. metres (573.8 sq. feet)

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



116 Great North Road, Eaton Socon, St Neots, Cambs. PE19 8EJ.

**£240,000**

A two bedroom terraced cottage situated in the heart of Eaton Socon close to good facilities and with off road parking. Features include a good sized entrance hall with utility cupboard, a modern fitted shower room and kitchen, sitting room with fireplace, multi fuel stove and access to the South facing rear garden, on the first floor there are two well apportioned bedrooms. Call us to arrange your viewing time.



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## Ground Floor

**Entrance Hall** UPVC double glazed entrance door, cupboard housing the gas fired combination boiler and with space and plumbing for a washing machine, tiled floor, radiator.

**Shower Room** Fitted with a three piece white suite comprising a large shower enclosure with glazed door, dual shower head mixer shower and water proof boarding. Vanity wash hand basin and low level WC, double glazed window, extractor fan, heated towel rail vinyl flooring.

**Living Room** 3.40m x 3.40m (11' 2" x 11' 2") Fireplace with multi fuel burning stove, wall mounted TV points, laminate wood effect flooring, radiator, double glazed window and door to the rear garden.

**Kitchen** 3.40m x 2.75m (11' 2" x 9' 0") Incorporating a range of Shaker style base and wall units, electric cooker point with extractor hood over, fridge/freezer space, tiled floor and splashbacks, stainless steel sink with mixer tap, plumbing for a slimline dishwasher, under stairs cupboard, door and staircase to the first floor.

## First Floor

**Landing** Doors off to:

**Bedroom One** 3.40m x 3.40m (11' 2" x 11' 2") Double glazed window to rear, radiator.

**Bedroom Two** 2.76m x 2.60m (9' 1" x 8' 6") Double glazed window to front, radiator, wall mounted TV points, over stairs wardrobe/cupboard, access to the loft space.

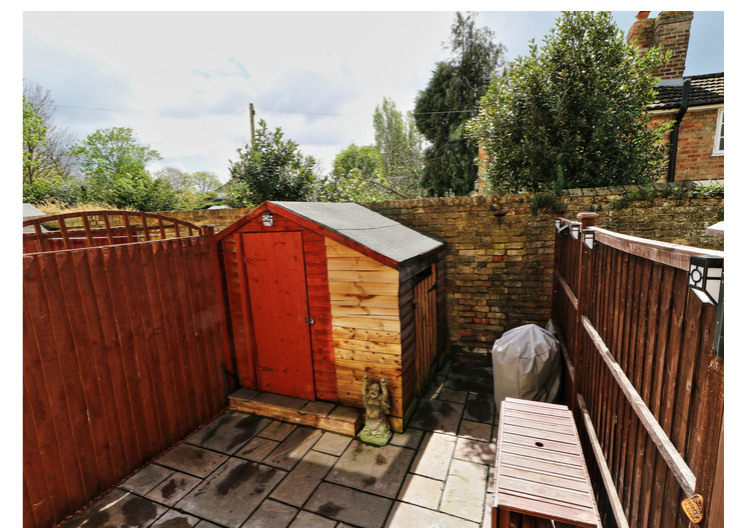
## Outside

**Parking** Parking space in the gravelled area in front of the terrace.

**Rear Garden** A fully enclosed South facing garden which is fully paved, timber shed and log store, exterior power points and a neighbouring 'right of way'.

**Notes** FREEHOLD.

Council tax band is A £1489.42 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	