

## Directions

PE19 8DB.

## 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. 90.1 sq. metres (969.5 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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42 Kings Road, Eaton Socon, St Neots, Cambridgeshire. PE19 8DB.

OIEO £280,000

A three bedroom semi-detached home with well planned accommodation and situated overlooking a pleasant Green with ample off road parking. The generously sized living space includes, a separate entrance hall, living room to the front, dining area with patio doors to the rear, an Oak fitted kitchen, useful side lobby and utility room, plus a first floor bathroom with Spa bath and dual head shower. There is also UPVC double glazing throughout as well as gas fired radiator central heating and a private West facing rear garden. With local shops, schools and doctors surgery close-by, this is an ideal family home and we recommended early viewing, so please call us to book your time!

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Ground Floor

**Entrance Hall** UPVC entrance door, tiled floor, radiator, stairs to the first floor, double glazed window to the side.

**Living Room** 3.84m x 3.56m (12' 7" x 11' 8") Gas point and Cable TV connections, laminate wood effect flooring, double glazed window to the front, radiator, opening through to:

**Dining Room** 2.80m x 2.70m (9' 2" x 8' 10") Laminate wood effect flooring, radiator, double glazed sliding patio doors to the rear garden, door to kitchen.

**Kitchen** 3.37m x 2.80m (11' 1" x 9' 2") Fitted with a range of Oak fronted base and wall units, stainless steel sink and mixer tap, splashback tiling, gas cooker point, plumbing for washing machine and a large fridge/freezer, larder cupboard, double glazed window to rear, tiled floor, recessed lighting to ceiling, double glazed door to:

**Side Lobby** Doors to the front and rear and further door to:

**Store Room** 2.40m x 2.05m (7' 10" x 6' 9") With power and lighting, window to the front.

First Floor

**Landing** Cupboard housing the gas fired combination boiler, double glazed window to side, access to the part boarded loft space.

**Bedroom One** 3.53m x 2.95m (11' 7" x 9' 8") Double glazed window to the front, radiator, fitted wardrobes and shelving.

**Bedroom Two** 3.40m x 2.69m (11' 2" x 8' 10") Double glazed window to rear, radiator, wardrobe recess.

**Bedroom Three** 2.70m x 2.30m (8' 10" x 7' 7") Double glazed window to the side, radiator.

**Bathroom** Three piece white suite comprising a spa bath with dual head shower over, wash hand basin and low level WC, splashback tiling, double glazed window, heated towel rail, mirror and lighting, recessed lighting to ceiling.

Exterior

**Front** Predominantly block paved with off road parking for three cars.

**Rear Garden** West facing, private and low maintenance with mature boundaries, fully enclosed with raised beds, patio, shingle area, timber decking, water tap, pergola, pond with waterfall and a timber shed with power.

**Notes** Freehold.  
Council tax band is B - £1834.34 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	