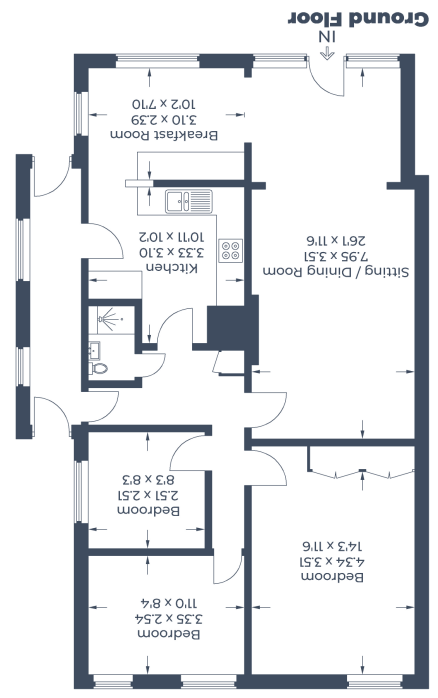


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A

Illustration for identification purposes only. Measurements are approximate, not to scale. © C3 Property Marketing Produced for Peter & Lane



Approximate Gross Internal Area 97.5 sq m / 1,049 sq ft



21 Ridgeway, Eynesbury, St Neots, Cambridgeshire PE19 2QT £310,000



- Spacious THREE bedroom Bungalow
- Extended to the rear and to the side of the property
- Private, enclosed garden
- NO CHAIN
- In need of cosmetic improvement
- Single garage with power operated door
- Close to amenities to include schooling, leisure centre, Tescos and parkland

ACCOMMODATION

part glazed door to:

Side Hallway

two windows to the side aspect, wall mounted BAXI gas fired boiler serving domestic hot water and central heating supply, wall mounted central heating/water timer control panel, water softener unit, door to the Garden, inner doors to the Kitchen and:

Hallway

shelved airing cupboard housing hot water cylinder, additional deep storage cupboard

Kitchen

3.33m x 3.10m (10' 11" x 10' 2") fitted storage cupboard with worksurfaces and inset sink and drainer unit, splashback wall tiling, integrated 4 ring electric hob, double oven/grill and extractor, space for upright fridge/freezer, radiator, door to the Side Hallway, open to:

Breakfast Room

3.10m x 2.39m (10' 2" x 7' 10") radiator, fitted storage cupboards with worksurfaces, space for under-counter fridge/freezer, plumbing for automatic washing machine, windows to the side and rear aspects

Sitting/Dining Room

7.95m x 3.51m (26' 1" x 11' 6") wall light points, radiator, door to the Hallway

Dining Area

radiator, two windows to the rear, glazed door to the Garden

Bedroom One

4.34m x 3.51m (14' 3" x 11' 6") radiator, large fitted mirror fronted wardrobe, further fitted treble width wardrobes with shelving and hanging rail, window to the front aspect

Bedroom Two

3.35m x 2.54m (11' 0" x 8' 4") radiator, two windows to the front aspect

Bedroom Three

2.51m x 2.51m (8' 3" x 8' 3") radiator, window to the side aspect

Bathroom

three piece suite to comprise walk-in bath with shower over, low level W.C and wash hand basin, radiator, frosted window to the side aspect

Outside

fully enclosed and low maintenance rear garden, paved with raised borders, greenhouse, wooden shed, with gated access to the side of the property and again to the rear providing access to the GARAGE

Garage

with power operated roller door, power & light connected with a parking space to the front of

Agents Notes

this is a FREEHOLD property, should you have any enquiries or wish to arrange a viewing, please contact the St Neots office on 01480 406400.

SOLAR PANELS - the property benefits from solar panelling for the hot water and for the electricity supply. There is a secondary hot water cylinder in the loft (fully boarded). The solar panels provide an income on a quarterly basis for power returned to the Grid.

