

Directions

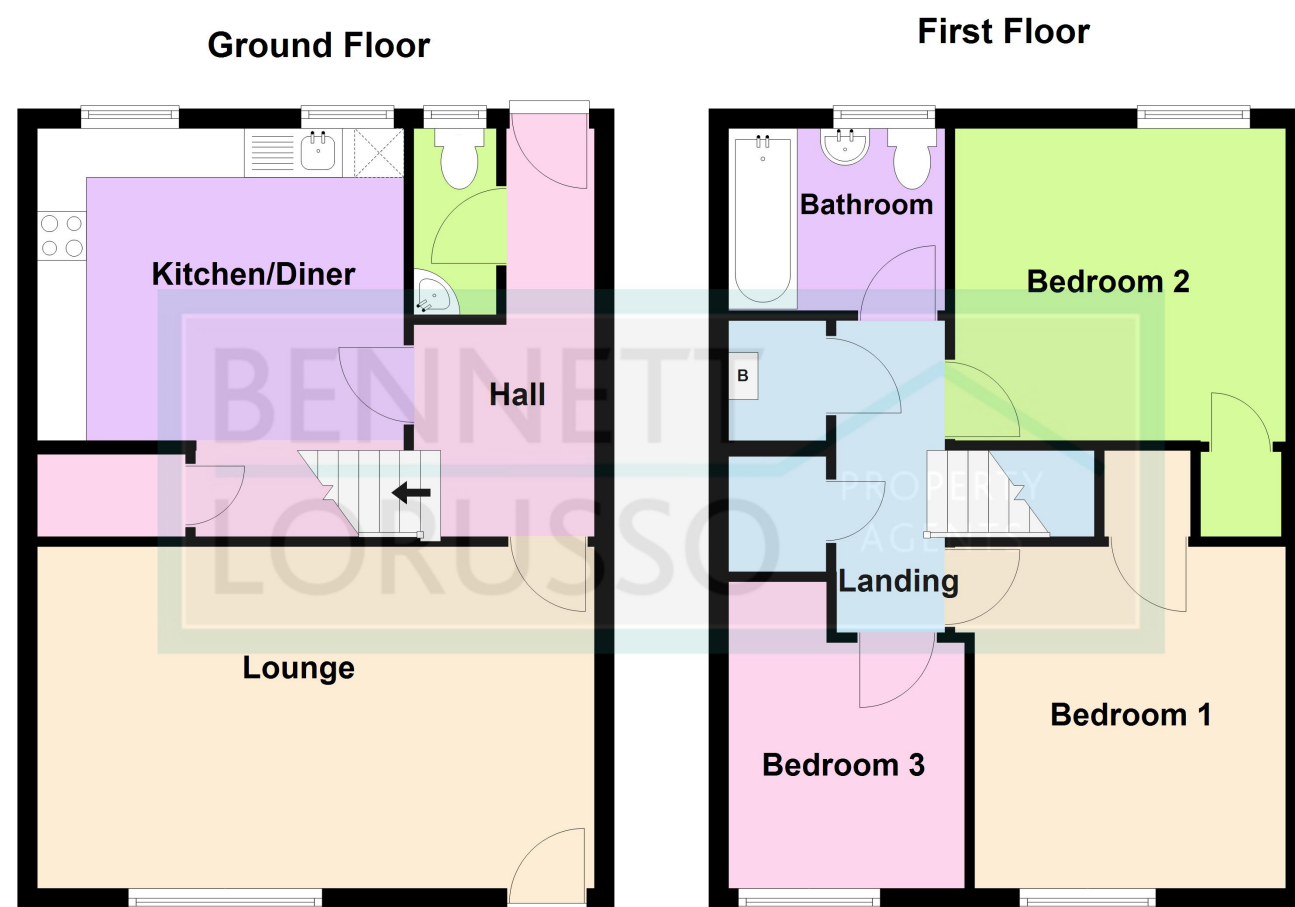
PE19 8DH.

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. 87.9 sq. metres (946.3 sq. feet)



4 Viscount Court, Eaton Socon, St Neots, Cambridgeshire. PE19 8DH.

OIEO £250,000

A spacious and well designed three bedroom terraced house, nicely positioned in an off road location with front and rear gardens, plus a garage and driveway to the rear. The generously sized accommodation includes a living room to the front and kitchen/diner to the rear, downstairs cloakroom and rear hall, a first floor bathroom and ample storage throughout. A great no chain home for a young family and early viewing is strongly advised.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Tel: 01480 211777
www.bennettlorusso.co.uk

BENNETT
LORUSSO PROPERTY AGENTS

Ground Floor

Entrance UPVC double glazed entrance door to:

Living Room 5.64m x 3.5m (18' 6" x 11' 6") Double glazed window to the front, TV connection points, radiator, fully glazed door to:

Inner Hall Stairs to the first floor, ceramic tiled floor, radiator, UPVC double glazed door to the rear garden.

Cloakroom Two piece white suite comprising wash hand basin and WC, fully tiled walls and floor, double glazed window.

Kitchen/Diner 4.19m x 3.76m max (13' 9" x 12' 4") Fitted with a range of base and wall units, stainless steel sink with a 'pull out' kitchen tap, plumbing for dishwasher and washing machine, fridge/freezer space, two double glazed windows to the rear, tiled splashbacks, ceramic hob with extractor hood over and a split level double oven, tiled floor, under stairs storage and further built-in cupboard.

First Floor

Landing Access to the loft space, two large walk-in store cupboards, one of which houses the gas fired combination boiler.

Bedroom One 3.49m x 3.16m (11' 5" x 10' 4") Double glazed window to the front, radiator, built-in half length wardrobe.

Bedroom Two 3.36m x 3.19m (11' 0" x 10' 6") Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Three 3.09m x 2.48m max (10' 2" x 8' 2") Double glazed window to front, radiator, wardrobe recess.

Bathroom Three piece suite comprising a panelled bath with mixer tap shower attachment, electric shower and screen over, pedestal wash hand basin and WC. Radiator, fully tiled walls, double glazed window, laminate tile effect flooring.

Outside

Front Laid to lawn and enclosed by a picket fence and mature hedge.

Rear Garden Fully enclosed and fully paved with a rear access gate, exterior light and power, tap.

Garage Up and over door, UPVC double glazed door to the rear garden, power and lighting, PARKING SPACE IN-FRONT.

Notes Freehold.
Council tax band B - £1919.34 pa.
No forward chain.



EPC

