

## Directions

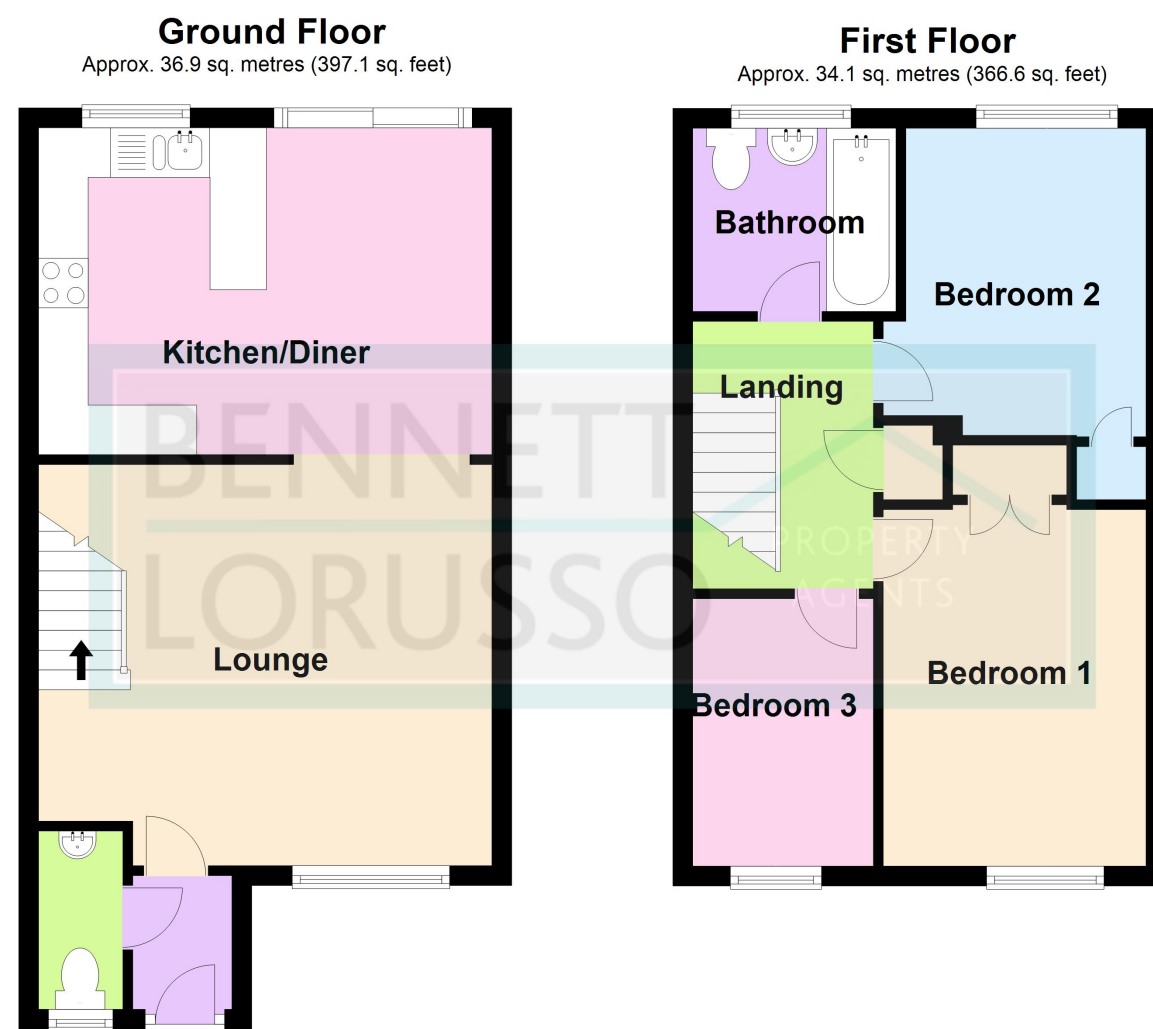
PE19 2ST.

## 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.



Tel: 01480 211777  
www.bennettlorusso.co.uk

**BENNETT  
LORUSSO**  
PROPERTY  
AGENTS



4 Criccieth Way, Eynesbury, St Neots, Cambridgeshire. PE19 2ST.

**£325,000**

A three bedroom link-detached home situated in a cul-de-sac location, within easy reach of good facilities, including shopping, schooling and leisure. This chain free home offers open plan living accommodation with a living room to the front aspect and kitchen/diner to the rear, a cloakroom and a first floor bathroom. Outside there is a private Southeast facing rear garden, an attached garage and a paved driveway. There is scope to personalise your new home with some upgrading required and we would urge you to book your viewing!



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Ground Floor

**Entrance Porch** UPVC part double glazed entrance door, courtesy light, fitted mat and laminate wood effect flooring, fully glazed door to living room.

**Cloakroom** With a two piece suite of wash hand basin and low level WC, double glazed window.

**Living Room** 4.57m x 4.05m (15' 0" x 13' 3") Laminate wood effect flooring, stairs to the first floor with a cupboard under housing the gas fired combination boiler, double radiator, TV and broadband connections, gas point, doble glazed window to the front, opening through to:

**Dining Area** 4.57m x 3.30m (inc. kitchen) (15' 0" x 10' 10") Laminate wood effect flooring, built-in broom cupboard, sliding patio door to the rear garden, open plan to:

**Kitchen** Fitted with a range of wood style base and wall units, stainless steel bowl & 1/4 sink with mixer tap, splashback tiling, double glazed window to the rear, plumbing for washing and dishwasher, integrated fridge/freezer, stainless steel gas hob with electric oven under and extractor hood over, radiator, tiled floor, peninsular unit dividing the dining area.

First Floor

**Landing** Access to the loft space, airing cupboard.

**Bedroom One** 3.60m x 2.65m (11' 10" x 8' 8") Double glazed window to the front, radiator, double built-in wardrobe.

**Bedroom Two** 3.75m x 2.42m max (12' 4" x 7' 11") Double glazed window to the rear, radiator, single built-in wardrobe.

**Bedroom Three** 2.70m x 1.82m (8' 10" x 6' 0") Double glazed window to the front, radiator.

**Bathroom** Three piece suite comprising panelled bath with mixer tap shower attachment, wash hand basin and low level WC, splashback tiling, double glazed window, radiator. (In need of improvement).

Outside

**Front** Laid to law, mature hedge and a paved driveway.

**Rear Garden** A private Southeast facing garden, fully enclosed and laid mainly to lawn, paved patio, various shrubs, gravelled area, tap and light, side access gate.

**Garage** With up and over door, pitched roof for storage and a personal door to the rear garden.

**Notes** FREEHOLD.  
Council tax band D £2358.44 pa.  
No chain, ex-rental.

