

Directions

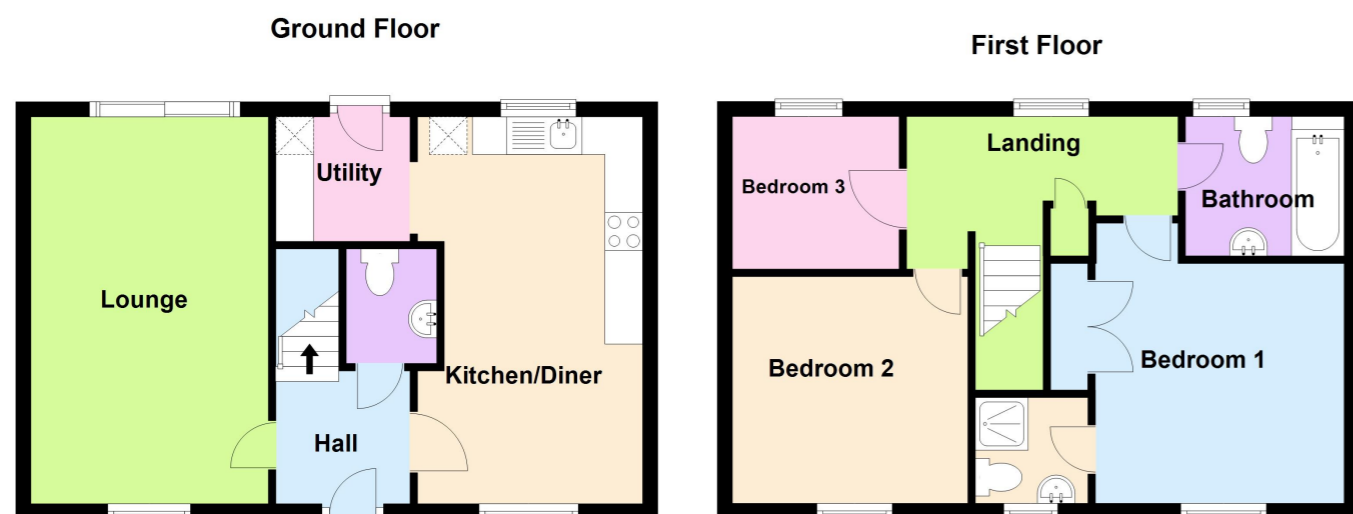
PE19 2JT.

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. 83.5 sq. metres (899.1 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.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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BENNETT
LORUSSO PROPERTY AGENTS



51 Flawn Way, Eynesbury, St Neots, Cambridgeshire. PE19 2JT.

£320,000

A superbly presented three bedroomed home with an en-suite shower room, utility room and a garage and driveway to the rear. Ideally situated on this popular development close to good local amenities, including a leisure centre, school, superstore, doctors surgery and wonderful river walks. The well planned accommodation comprises cloakroom, a modern fitted 17ft kitchen/dining room, a similar sized double aspect living room, a family bathroom and an attractive West facing rear garden. INTERNAL VIEWING OF THIS SMART, CONTEMPORARY HOME IS STRONGLY ADVISED!

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Ground Floor

Entrance Hall UPVC part double glazed entrance door, stairs to the first floor landing, wood effect laminate flooring, telephone point, radiator, central heating thermostat.

Cloakroom Two piece white suite comprising low level W.C. and wash hand basin with ceramic tiled splash back, radiator, extractor fan, wood effect laminate flooring.

Living Room 16' 11" x 10' 4" (5.16m x 3.15m) UPVC window to the front aspect and sliding patio doors to the rear garden, wood effect laminate flooring, two radiators, satellite TV points.

Kitchen/ Dining Room 16' 11" x 9' 10" (5.16m x 3.00m) Fitted with a good range of modern white base and wall mounted units, stainless steel and mixer tap, fridge/freezer space, integrated electric oven, ceramic hob and extractor hood over, radiator, downlighting, ceramic tiled floor, UPVC windows to the front and rear aspect, door to:

Utility Room 1.78m x 1.75m (5' 10" x 5' 9") Fitted base cupboards, plumbing for washing machine, ceramic tiled floor, radiator, wall mounted gas fired boiler, part double glazed door to the rear garden.

First Floor

First Floor Landing UPVC window to the rear aspect, loft access, airing cupboard with hot water cylinder and shelved storage space.

Bedroom one 3.28m x 3.18m (10' 9" x 10' 5") UPVC window to the front aspect, radiator, built in large double wardrobe, door to:

En-suite Shower Room Three piece White suite comprising, fully tiled shower enclosure with mixer shower, low level W.C. and pedestal wash hand basin, fully tiled walls and floor, radiator, downlighting, UPVC window to front, extractor fan.

Bedroom two 3.20m x 3.0m (10' 6" x 9' 10") UPVC window to the front aspect, radiator.

Bedroom three 2.20m x 2.07m (7' 3" x 6' 9") UPVC window to the rear aspect, radiator.

Bathroom Three piece white suite comprising, modern panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level W.C., UPVC frosted window to rear, radiator, extensive wall tiling, extractor fan, downlighting, tiled floor.

Outside

Front Open plan and laid to slate chips, fronting on to a paved traffic free area.

Rear Garden West facing, fully enclosed by 6ft panel fencing and attractively landscaped for very easy maintenance, small artificial lawn, slate beds, two paved patios, water tap, path leading to the personal door to the single garage.

Garage Situated immediately at the rear of the property with an up and over door, power and light, eaves storage space, personal door to the rear garden. Further driveway parking in-front of the garage.

Notes Freehold.
Council tax band C - £2096.39 pa.
No estate management charges to pay.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(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	