

## Directions

PE19 7NQ.

## 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.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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7 Culloden Close, Eaton Ford, St Neots, Cambridgeshire. PE19 7NQ.

**OIEO £350,000**

A three bedroomed detached bungalow situated in an elevated cul-de-sac location with good access to local shops, doctors surgery and less than 1km from the Riverside Park and town centre. This no chain property requires some modernisation and includes, entrance hall, cloakroom, living room with feature curved wall, a kitchen/breakfast room with appliances and a family bathroom. Outside there is an ample driveway, a garage to the side and a private enclosed rear garden. With lots of potential, book your viewing now, to see how you could personalise your next home!

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Ground Floor

**Entrance Porch** Wooden entrance door, quarry tiled floor, courtesy light, feature window, fully glazed door to:

**Entrance Hall** Radiator, double glazed window to the side, meter cupboard, telephone point, door to living room.

**Cloakroom** Two piece white suite comprising wash hand basin and low level WC, radiator, double glazed window.

**Living Room** 4.90m x 4.25m (16' 1" x 13' 11") Double glazed window to front, fitted gas fire with a back boiler, radiator.

**Kitchen/Breakfast Room** 4.0m x 3.95m (13' 1" x 13' 0") A range of wood fronted base and wall units, stainless steel double bowl sink with mixer tap, fitted gas hob with inset deep fat fryer to the side and extractor hood over, splashback tiling, split level oven, integrated fridge and freezer, further utility space and plumbing for washing machine, radiator, telephone point, double glazed windows to the rear and side plus a wooden door to the side aspect/driveway.

**Inner Hall** Drop down ladder access to the loft space with boarding and lighting, airing cupboard.

**Bedroom One** 3.50m x 3.0m (11' 6" x 9' 10") Two double fitted wardrobes, radiator, double glazed window to the rear.

**Bedroom Two** 3.20m x 2.76m plus wardrobes (10' 6" x 9' 1") Double glazed window to the front, radiator, double built-in wardrobe/cupboard.

**Bedroom Three** 3.0m x 2.10m (9' 10" x 7' 0") Double glazed window to rear, radiator.

**Bathroom** Three piece coloured suite comprising panelled bath with shower over, wash hand basin and low level WC. splashback tiling, extractor fan, double glazed window, radiator and electric wall heater.

Exterior

**Front** Laid to lawn, various plants and shrubs, exterior light, metal gates, triple length driveway and a carport to:

**Garage** With up and over door, power and lighting, double glazed window.

**Rear Garden** Fully enclosed and laid to lawn, pond, various plants and shrubs, greenhouse, two vegetable plots, tap, side access.



EPC

