

Directions

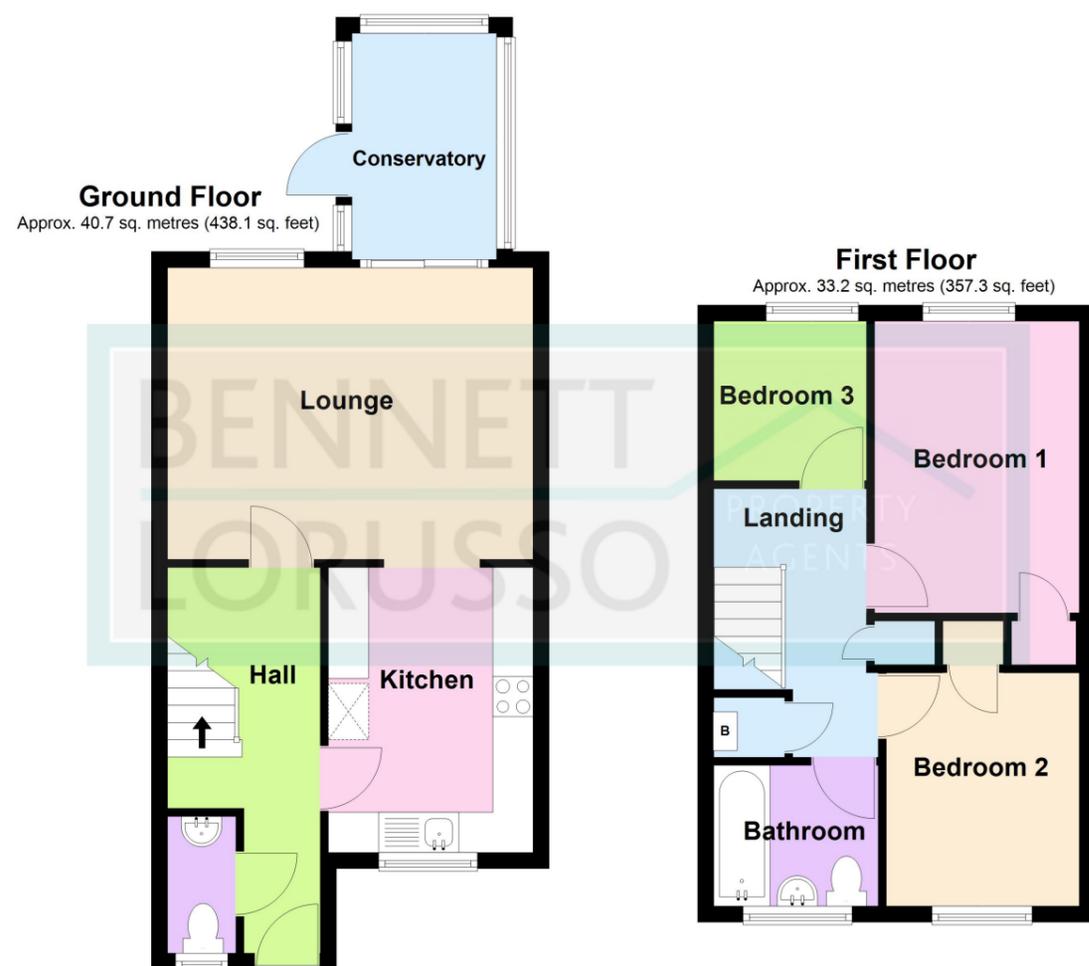
PE19 2RS.

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
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BENNETT
LORUSSO PROPERTY AGENTS



1 Corfe Place, Eynesbury, St Neots, Cambridgeshire. PE19 2RS.

OIEO £325,000

A modern three bedroomed detached home situated in a cul-de-sac location very close to schooling, shopping and leisure facilities. The property has been much improved by the current owners and includes, re-installed double glazed windows and doors, a modern fitted gas fired combination boiler, cloakroom, living room partly open to the kitchen, warm roof conservatory, kitchen with induction hob and split level oven and a refitted contemporary style bathroom. Outside, there is a South facing rear garden, adjacent driveway and a garage with electronic door. Early viewing is recommended - call us to book your viewing!



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Ground Floor

Entrance Hall Composite double glazed entrance door, laminate wood effect flooring, stairs to the first floor with oak bannister and hand rail, under stairs storage, radiator, door to:

Cloakroom Two piece white suite of pedestal wash hand basin and close coupled WC, radiator, laminate wood effect flooring, tiled splashback, double glazed window.

Kitchen 3.56m x 2.54m (11' 8" x 8' 4") Fitted with a range of shaker style base and wall units, composite sink with mixer tap, plumbing for washing machine and dishwasher, splashback tiling, double glazed window to front, induction hob with extractor hood over, single electric oven with 'slide & hide' door, fridge/freezer space, pull-out work surface, large opening with breakfast bar to the living room.

Living Room 4.55m x 3.63m (14' 11" x 11' 11") Double glazed window to rear, radiator, broadband connection, laminate wood effect flooring, breakfast/dining bar, sliding patio door to:

Garden Room 2.82m x 1.80m (9' 3" x 5' 11") UPVC double glazed with a 'warm' roof, fitted blinds, power and lighting, ceramic tiled floor, door to the rear garden.

First Floor

Landing Airing cupboard housing the gas fired combination boiler, access to the loft space, further built-in cupboard.

Bedroom One 3.65m x 2.60m (12' 0" x 8' 6") Double glazed window to rear, radiator, double built-in wardrobe.

Bedroom Two 2.90m x 2.40m (9' 6" x 7' 10") Double glazed window to front, radiator, single built-in wardrobe.

Bedroom Three 2.0m x 1.90m (6' 7" x 6' 3") Double glazed window to rear, radiator.

Bathroom Modern refitted three piece white suite including a shower bath and screen with mixer dual head shower, vanity wash hand basin and close coupled WC, waterproof boarding, towel radiator, extractor fan, double glazed window, recessed lighting to ceiling.

Exterior

Front Enclosed by metal railings,

Single Garage With electronic rollover door, power and lighting.

Rear Garden South facing, fully enclosed and laid to lawn, various shrubs and plants, timber shed, water tap, side gate, personal door to the garage.

Notes Freehold.
Council tax band C - £2193.53 pa.
The windows and doors were replaced in September 2022. The boiler was installed in October 2022. These improvements have been made since the EPC was compiled.
The oven was replaced in March 2025.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	