

Directions

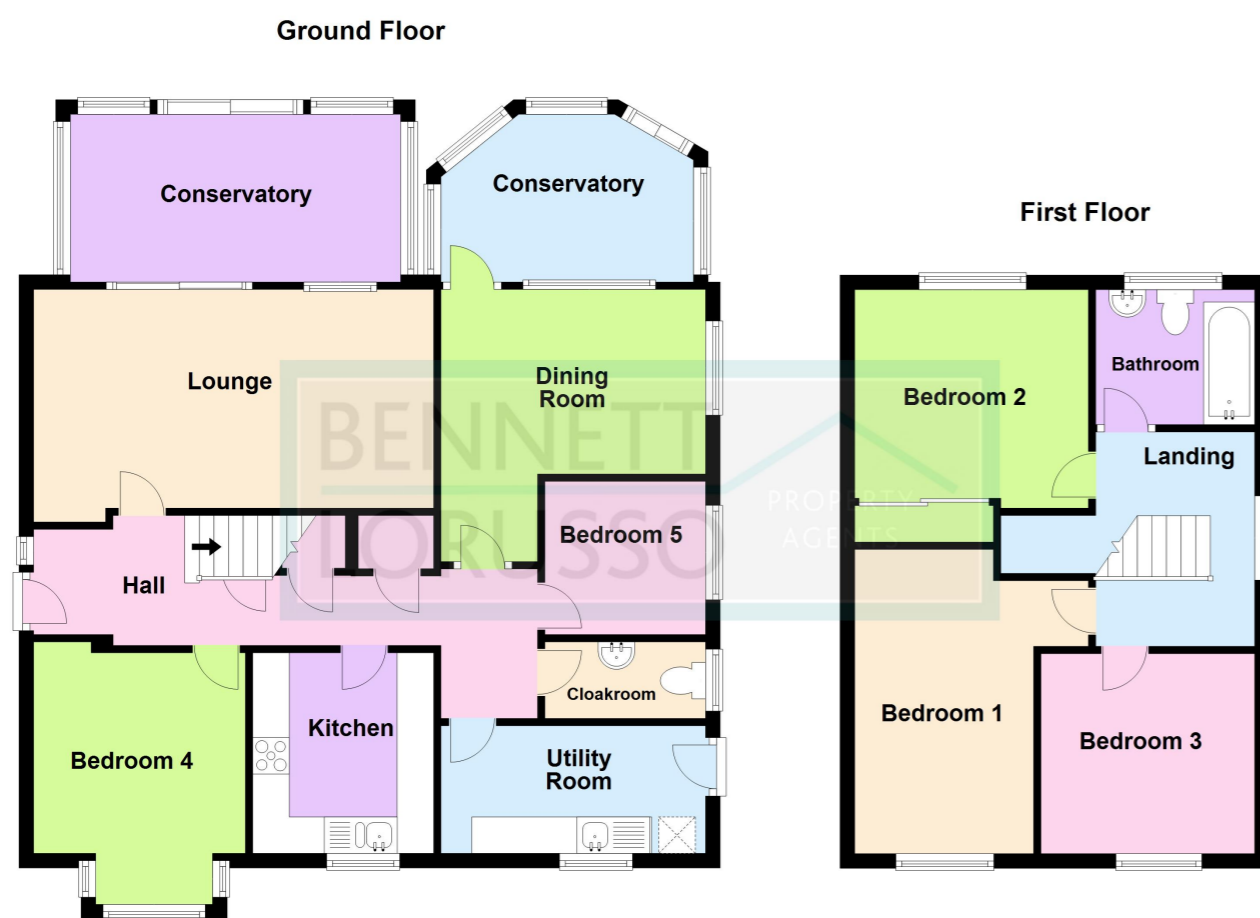
PE19 2RL.

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. 132.8 sq. metres (1429.5 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.

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BENNETT
LORUSSO PROPERTY AGENTS



2 Bodiam Way, Eynesbury, St Neots, Cambridgeshire. PE19 2RL.

OIEO £400,000

An extended three/four bedroom detached family home with a South West facing rear garden, adjacent garage and off road parking for four cars. The superb accommodation includes four reception rooms, two UPVC double glazed conservatories, a quality fitted kitchen, utility room, cloakroom and a modern white bathroom. The property is situated right on the edge of a popular development close to all the required day to day facilities, with a generously sized corner plot and internal viewing is strongly recommended.



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Ground Floor

Storm Porch UPVC double glazed entrance door leading into:

Entrance Hall Staircase to first floor with cupboard under, two radiators, airing cupboard housing the hot water cylinder and shelving, Luxury Vinyl Tile flooring.

Cloakroom Fitted with a two piece white suite comprising low level WC and wash hand basin with complementary splashback tiling, double glazed window to rear, radiator, extractor fan, LVT flooring.

Family Room/GF Bedroom Four 11' 3" x 9' 4" max (3.43m x 2.84m) Double glazed square bay window to the front, radiator, LVT flooring, telephone/broadband point.

Lounge 18' x 10' (5.49m x 3.05m) Double glazed window to rear and sliding patio doors to the conservatory, TV points, radiator, newly fitted carpet.

Conservatory 14' 9" x 7' 5" (4.50m x 2.26m) UPVC double glazed construction with wall lighting, radiator, power points and tiled floor, sliding patio doors to the rear garden.

Dining Room/Day Room 18' 6" x 10' 6" (5.64m x 3.20m) Double glazed windows to rear and side and door opening onto a second conservatory, radiator, tiled flooring.

Second Conservatory 3.0m x 3.0m max (9' 10" x 9' 10") UPVC double glazed construction, tiled floor, sliding doors to the rear garden.

Study 7' 3" x 6' 10" (2.21m x 2.08m) Double glazed window to rear, radiator.

Kitchen 9' x 8' (2.74m x 2.44m) A fitted range of white base, wall and drawer units with complementary work surfaces and ceramic tiled splashbacks, one and a half bowl sink and mixer tap, plumbing for dishwasher, built in electric double oven and gas hob with extractor hood over, double glazed window to front, tile effect laminate flooring.

Utility Room 10' 6" x 5' 9" (3.20m x 1.75m) Fitted cupboards, stainless steel sink and mixer tap, plumbing for washing machine and space for dryer, further appliance space, double glazed window and door to rear garden, wall mounted gas central heating boiler, loft access, ceramic tiled floor, radiator.

First Floor

Landing Double glazed window to rear, radiator, loft access.

Bedroom One 11' 6" x 10' 6" (3.51m x 3.20m) Double glazed window to front, radiator.

Bedroom Two 11' 6" x 8' 6" (3.51m x 2.59m) Double glazed window to rear, radiator, fitted double wardrobes with mirrored sliding doors.

Bedroom Three 9' 3" x 8' 5" (2.82m x 2.57m) Double glazed window to front, radiator.

Bathroom Fitted with a modern three piece white suite comprising low level WC, wash hand basin and panelled bath with power shower and mixer tap shower over, fully tiled walls, double glazed window to rear, extractor fan, heated towel radiator.

Outside

Front Garden Laid mainly to shingle with two feature shrub areas and a paved pathway with security lighting to the entrance door, water tap, paved driveway with parking for at least 3 cars, plus the shingled area.

Single Garage With an up and over door, power and light connected, roof storage capacity.

Side Garden Fully enclosed by timber fencing and walling, laid to slate chips, side access gates, bin storage area, timber shed, exterior power points and a water tap.

Rear Garden Attractively laid mainly to lawn with a variety of established shrubs and trees in shaped borders, paved patio, outside power points, large timber shed, further side gate.

Notes

FREEHOLD.
Council tax band is D- £ 2358.44 pa.
ALL mains services are connected.
New windows were installed in 2023.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	72
(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

