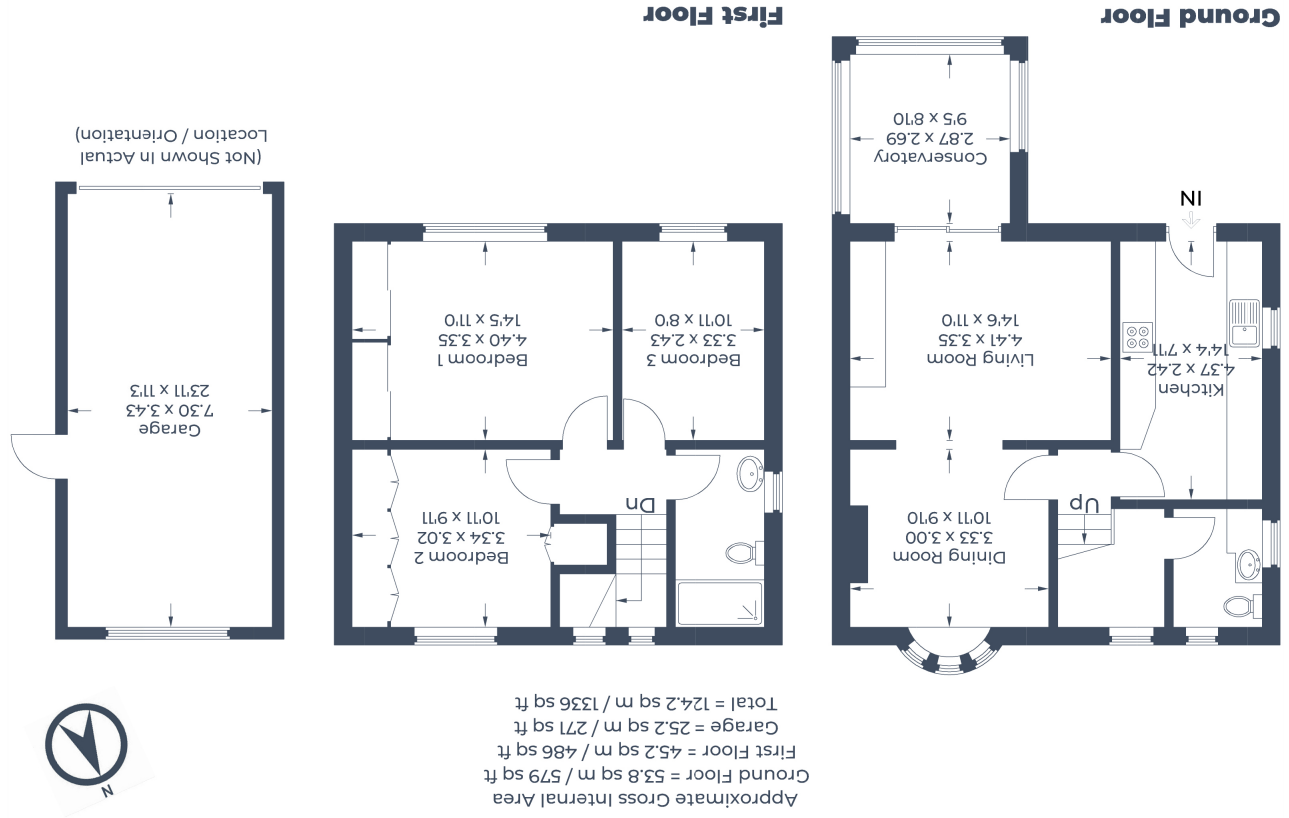


Energy Efficiency Rating	
Current Rating	Very Energy Efficient - Lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very Energy Inefficient - Higher running costs	

Illustration for identification purposes only. Measurements are approximate, not to scale. © CJ Property Marketing Produced for Peter & Lane



32 Ferrars Avenue, Eynesbury, St Neots PE19 2TZ Offers in Excess of £350,000



- PVCu double glazing throughout.
- Refitted bath/shower room.
- Utility Room & W.C.
- Oversized Garage.
- Conservatory.
- Refitted kitchen.
- Well stocked gardens.
- No forward chain!

Ground Floor

Accommodation

An established SEMI-DETACHED HOUSE occupying a GENEROUS PLOT with beautifully established and well stocked gardens.

Offering THREE BEDROOMS, refitted bath/shower room and ground floor W.C & Utility Room. There is a PVCu CONSERVATORY, refitted kitchen and an OVERSIZED GARAGE at the rear of the property.

Offered for sale with NO FORWARD CHAIN we recommend viewing as soon as possible.

Glazed PVCu door to

Kitchen

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, one and a half bowl sink unit, integrated oven, hob and extractor, dishwasher, space for American style fridge freezer, tiled floor, radiator, frosted window

Utility Room & W.C

under stairs storage area, three frosted windows, plumbing for washing machine, stainless steel sink, tiled floor, radiator, W.C

Inner Hall

stairs to the First Floor Landing, radiator, glazed door to

Dining Room

bow window to the front aspect, coved ceiling, radiator, wall light points, open through to

Lounge

coved ceiling, fitted cupboards and display cabinets, TV point, radiator, sliding patio doors to

Conservatory

brick base with PVCu double glazed windows and French doors to the rear garden, tiled floor

First Floor

First Floor Landing

two frosted windows, loft access

Bedroom One

window to the rear aspect, radiator, full width fitted wardrobes

Bedroom Two

window to the front aspect, full width fitted wardrobes (including Gas fired boiler), two built in cupboards

Bedroom Three

window to the rear aspect, radiator

Bathroom

fully tiled, refitted and comprising large shower enclosure, vanity unit with wash basin and W.C, frosted window, towel radiator

Outside

Front Garden

a generous enclosed garden with well stocked flower and shrub borders and a mature Magnolia tree

Rear Garden

fully enclosed and paved with a raised decking area, raised flower and shrub beds and gated pedestrian access to the rear

Garage

an oversized Garage with up and over door, power, light and personal door to the rear garden. There is parking in front of the garage and the potential to add further off road parking into the Rear Garden by removing some fence panelling to access the block paved area

