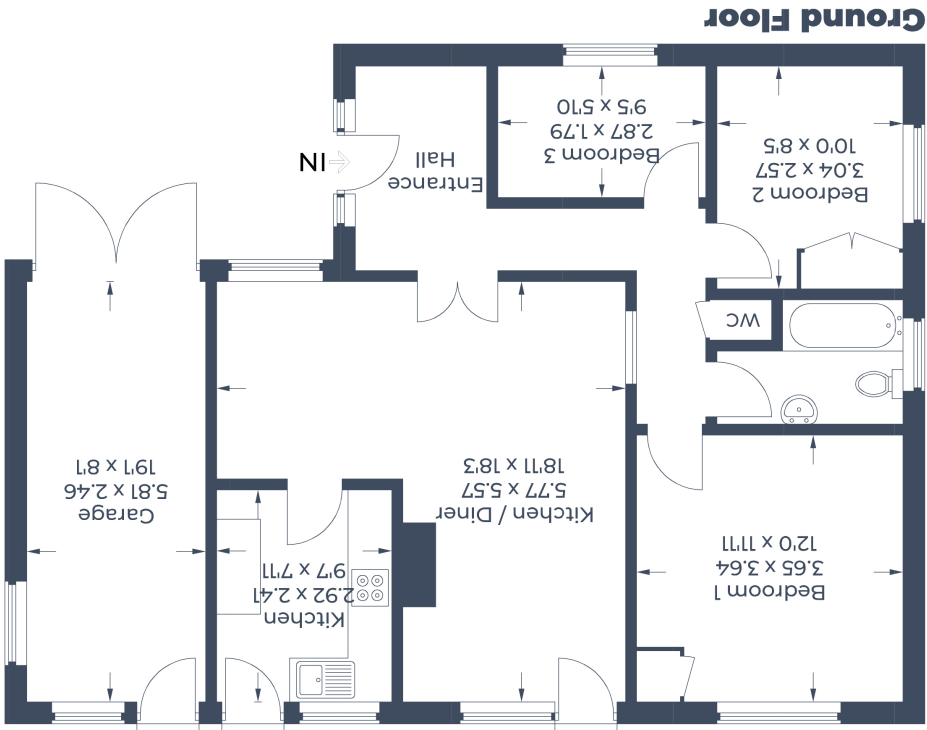


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Approximate Gross Internal Area = 76.5 sq m / 823 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 91.1 sq m / 980 sq ft

Illustration for identification purposes only.
measurements are approximate, not to scale.
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20 Willow Close, Eynesbury, St Neots, Cambridgeshire PE19 2JD £400,000

- Individually built, non estate Bungalow
- Three bedrooms
- PVCu double glazed
- Gardens to the front, side and rear
- NO CHAIN
- Within easy reach of facilities
- Modern kitchen & bathroom
- Gas to radiator central heating system
- Attached single garage, ideal for conversion (STPP)



Accommodation

PVCu part glazed door to:

Entrance Hallway

a spacious reception hallway with doors leading to all accommodation, access to the loft space, wall mounted central heating thermostat, radiator, airing cupboard housing hot water cylinder

Living & Dining Room

an 'L' shaped reception room with glazed door to the Garden, windows to two aspects, radiator



Kitchen

fitted base level and wall mounted storage cupboard units, fitted worksurfaces with inset stainless steel sink and single drainer, splashback wall tiling, plumbing for automatic washing machine, fitted electric oven and 4 burner gas hob, freestanding for upright fridge/freezer, part glazed door to the Garden

Bedroom One

radiator, fitted shelved storage cupboard, window to the side aspect



Bedroom Two

radiator, fitted double width storage cupboard with shelving and hanging rail, window to the side aspect

Bedroom Three

radiator, window to the side aspect

Bathroom

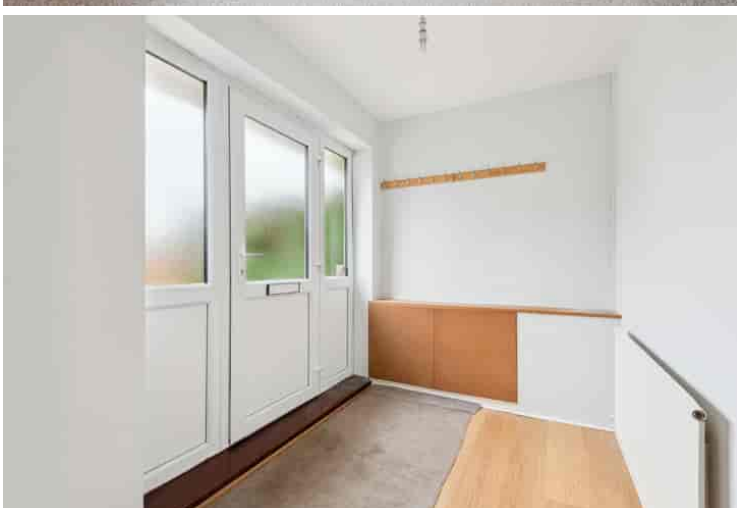
three piece white suite to comprise panel bath, pedestal wash hand basin and low level W.C., walls tiled to full height, radiator, frosted window to the rear aspect

Outside

established gardens surround the property on three sides, off street parking for several vehicles leading to the SINGLE garage

Garage

with twin opening timber doors, power & light connected and housing the gas fired boiler (serving domestic hot water and central heating supply). Door to the Garden.



Agents Note

This is a FREEHOLD property. If you would like any further details or to arrange a viewing, please call our St Neots office on 01480 406400.