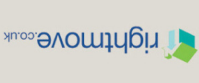
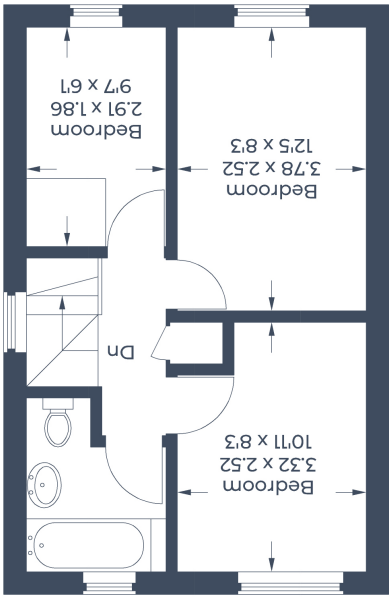


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(91-100)	(91-100)
Fairly energy efficient - lower running costs	
B	B
(81-90)	(81-90)
Decent energy efficiency - lower running costs	
C	C
(69-80)	(69-80)
Fairly energy efficient - higher running costs	
D	D
(55-68)	(55-68)
Fairly energy efficient - higher running costs	
E	E
(49-54)	(49-54)
Low energy efficient - higher running costs	
F	F
(39-48)	(39-48)
G	G
(1-38)	(1-38)
England, Scotland & Wales	
EU Standard	
2020/17/EC	

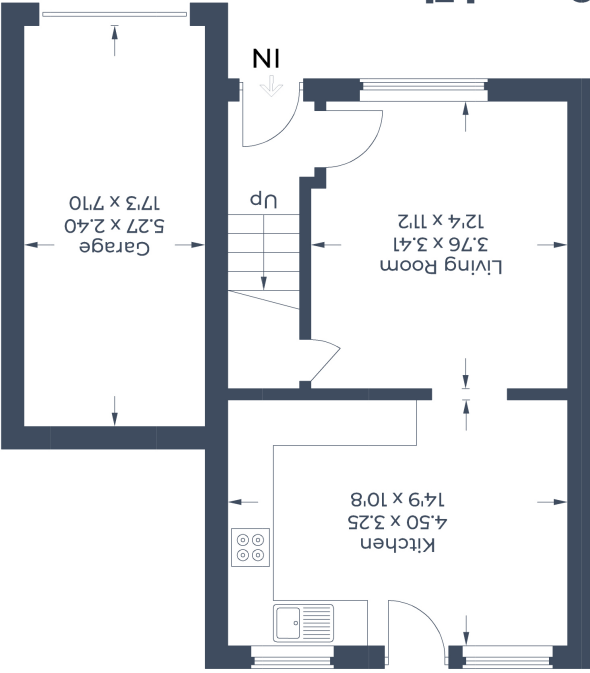


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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

First Floor



Ground Floor



Approximate Cross Internal Area
Ground Floor = 32.6 sq m / 351 sq ft
First Floor = 32.4 sq m / 349 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 77.7 sq m / 837 sq ft
(Including Garage)



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Illustration for identification purposes only.
measurements are approximate, not to scale.



45h Philip Gardens, Eynesbury, St Neots PE19 2QJ Offers in Excess of £320,000



- Three bedrooms.
- PVCu double glazing throughout.
- Garage & driveway.

- Refitted Kitchen Dining Room.
- West facing garden.
- Cul-de-sac location.

Ground Floor

Introduction

A very well presented THREE BEDROOM SEMI-DETACHED HOUSE situated at the end of a cul-de-sac. This property has a REFITTED KITCHEN WITH INTEGRATED APPLIANCES.

The KITCHEN DINING ROOM is at the rear of the house with a door to the garden.

Gas fired radiator central heating, SINGLE GARAGE with driveway to the front and a WEST FACING GARDEN.

Accommodation

PVCu door to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, radiator

Lounge

window to the front aspect, coved ceiling with inset spot lights, TV point, under stairs storage cupboard

Kitchen Dining Room

refitted kitchen with base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated electric fan assisted oven, gas hob and extractor, washing machine and slimline dishwasher, cupboard housing gas fired boiler, tiled floor, radiator, windows to the rear aspect, part glazed PVCu door to rear garden

First Floor

First Floor Landing

window to the side aspect, coved ceiling, loft access, airing cupboard with hot water cylinder

Bedroom One

window to the front aspect, coved ceiling, radiator

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bedroom Three

window to the front aspect, coved ceiling, laminate wood flooring, radiator

Bathroom

half height tiling, bath with shower and fully tiled surround, W.C, pedestal wash basin, towel radiator, frosted window

Outside

Garage

a single garage with up and over door, power and light connected

Garden

a fully enclosed garden, laid mainly to lawn with decking and paved patio areas, gated pedestrian access to the front

