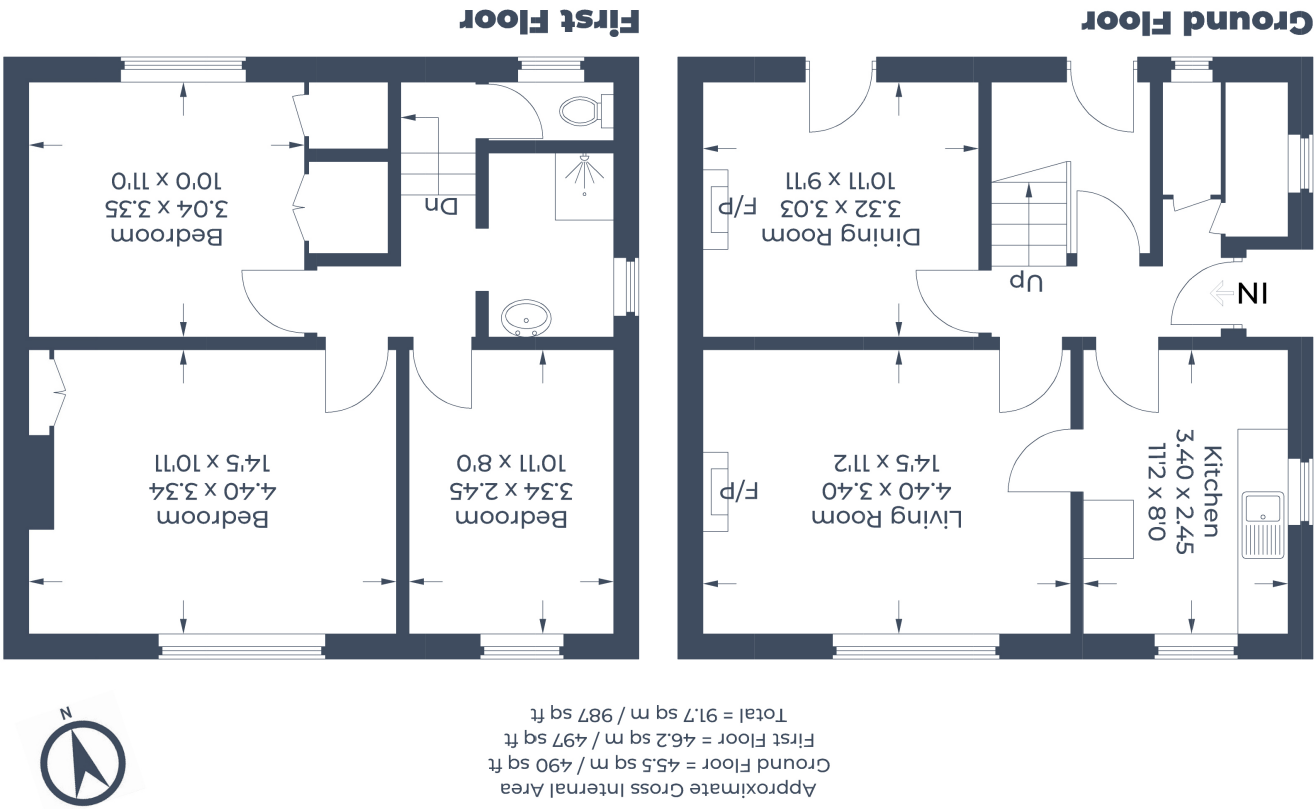


Energy Efficiency Rating	
Current	Potential
England, Scotland & Wales	
Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(49-54)
F	(41-48)
G	(1-40)
Not energy efficient - higher running costs	
46	
82	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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5 Ferrars Avenue, Eynesbury, St Neots, Cambridgeshire PE19 2TY £350,000

- 1920's semi detached property
- In need of internal improvement
- Favoured location, close to facilities
- Available to the market for the first time
- Gardens which extends to the side and to the rear of the property

INTRODUCTION

Available to the market for the very first time, this post Edwardian three bedroom semi detached property offers two reception rooms, three double bedrooms and a garden that extends to the side and rear of the property. In need of internal improvement, the property offers scope for extension, subject to the relevant planning consents. Viewings are strictly by appointment.

ACCOMMODATION

Door to:

Entrance Hall

stairs to the First Floor Landing, rear access leading to the Garden

Kitchen

comprising base level and wall mounted storage cupboard units, inset sink unit, wall mounted gas boiler serving hot water only, space for automatic washing machine, windows to the front and side aspects, inner door to:

Sitting Room

gas fire, window to the front aspect

Dining Room

glazed doors to the Garden

Half Landing

two windows to the rear aspect

Cloakroom

comprising low level W.C, frosted window to the rear aspect

Landing

access to the loft space

Bedroom One

small fitted cupboard, window to the front aspect

Bedroom Two

two over stairs storage cupboards, window to the rear aspect

Bedroom Three

window to the front aspect

Shower Room

comprising fully enclosed shower cubicle, wash hand basin, storage cupboard, frosted window to the side aspect

Outside

a low maintenance rear garden, fully enclosed with gated access leading through to the front of the property. Enclosed side garden ideal for off street parking. Front garden brick wall enclosed with seasonal flowering borders

Agents Notes

This property has the added benefit of an enclosed side garden, unusual to Ferrars Avenue. It offers any prospective buyer the opportunity to extend the property, or create secure parking/garage space, subject to the relevant planning permissions.

