

Directions

From the Market Square proceed over the River Bridge and across the main roundabout into St Neots Road, turn left at the next main roundabout into Great North Road and continue along. Just past St Marys Church in Eaton Socon there is a second turning on the left for Ackerman Street, proceed past the Millers Arms and Ackerman Gardens is on the right just after the turn for Simpkin Close. PE19 8HP.

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. 106.2 sq. metres (1143.3 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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17 Ackerman Gardens, Eaton Socon, St Neots, Cambs. PE19 8HP.

Offers Around £325,000

An older style three bedroom semi detached home, much improved by the current owners and situated in a popular location with a rear garden of approximately 90ft in length. The excellent and versatile accommodation includes a separate lounge and dining room with fireplaces, a ground floor bedroom/study, utility room, cloakroom, a fitted kitchen opening on to a relaxing sun room, two double bedrooms on the first floor along with a luxury four piece bathroom. In addition to the good sized garden, there is parking to the front and a good quality 6m garden cabin, currently used as a studio and workshop. Early viewing is highly recommended!



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ground floor

Entrance Hall Attractive Composite entrance door, stairs to the first floor with space under, radiator, laminate wood effect floor, door to:

Cloakroom With a two piece white suite comprising wash hand basin and low level WC, radiator, double glazed window.

Lounge 18' 5" x 12' 4" (5.61m x 3.76m) Feature fireplace with electric fire and attractive Victorian style surround, TV point inc. cable connection, laminate wood effect flooring, folding doors to the sun room, two radiators, UPVC window to side, half glazed door to kitchen and an opening through to:

Dining Room 12' x 10' 5" (3.66m x 3.18m) Attractive open brick fireplace, laminate wood effect flooring, UPVC window to front, radiator, telephone point, coved ceiling.

Kitchen 13' x 7' (3.96m x 2.13m) Stainless steel bowl and a quarter sink unit with mixer tap and water filter, a good range of White fronted base and wall mounted units, fridge and freezer space, gas hob with extractor hood and split level electric double oven, tiled splashbacks and floor, UPVC window to rear, access to roof space, open plan to:

Sun Room 11' x 8' 8" (3.35m x 2.64m) Part brick and UPVC double glazed, highly insulated 'warm' roof with recessed lighting, radiator, ceramic tiled floor, double doors to the rear garden, power and lighting, breakfast bar.

Lobby/ Utility Room 2.10m x 1.63m (6' 11" x 5' 4") UPVC door to rear, ceramic tiled floor, plumbing for washing machine and dishwasher, wall mounted gas fired combination boiler, fitted cupboards, door to:

Ground floor Bedroom Three/ Study 8' 9" x 6' 3" (2.67m x 1.91m) UPVC window to rear, radiator.

first floor

Landing Radiator, UPVC window to side, access to roof space with full boarding and ladder.

Bedroom One 15' x 10' 5" (4.57m x 3.18m) An extensive range of fitted wardrobes and cupboards, two UPVC windows to the front, cast iron fireplace, laminate wood effect flooring, radiator, vanity recess with power and lighting.

Bedroom Two 12' 4" x 9' 2" min (3.76m x 2.79m) UPVC window to rear, radiator, fireplace, laminate wood effect flooring.

Bathroom 9' x 8' (2.74m x 2.44m) An impressive room with a quality four piece White suite comprising corner shower enclosure with dual head shower, modern panelled bath, wash hand basin and low level WC splashback tiling, UPVC window, heated towel rail and shaver point, extractor fan.

outside

Front Garden Mainly paved for parking at least two cars.

Rear Garden APPROX 90ft IN LENGTH. Fully enclosed by timber fencing and laid mainly to lawn, pergola and timber decked seating area with lighting, timber shed, exterior power points, tap, side access.

Garden Cabin Approx. 6.28m x 4.30m (20' 7" x 14' 1") Of a quality and robust timber construction with double glazed windows and doors on to the rear garden, power and lighting with consumer unit, wall mounted electric heater, currently divided in two and used as a workshop and summer house/studio.

Notes FREEHOLD.
Council tax band C with HDC.

