

Directions

PE19 2QT.

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. 94.7 sq. metres (1019.8 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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34 Ridgeway, Eynesbury, St Neots, Cambridgeshire. PE19 2QT.

Offers Around £200,000

A two bedroomed semi-detached bungalow in need of modernisation, well situated in this popular residential location, close to good facilities, including shopping and leisure. This chain free home is in a quiet off road position with front and rear garden, plus a garage and driveway to the rear, along with timber outbuildings. The well planned accommodation includes, entrance hall, a four piece bathroom, two double bedrooms, a sizeable living room, a kitchen/breakfast room and a sun room. The property is centrally heated via a gas fired boiler to radiators and is double glazed throughout. This represents an excellent opportunity to add value and personalise your new home - call us to view!

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Ground Floor

Covered Side access 10.73m x 2.0m (35' 2" x 6' 7") Timber door, Polycarbonate roof, power and lighting, door to rear garden and UPVC double glazed door to:

Entrance Hall Radiator, telephone point, meter cupboard, access to the loft space, central heating thermostat, built-in cupboard and recess.

Bedroom One 4.10m x 2.90m (13' 5" x 9' 6") Double built-in wardrobe, further fitted wardrobes and bridging cupboards, radiator, hardwood sealed unit double glazed leaded light bow window to the front.

Bedroom Two 3.0m x 2.80m (9' 10" x 9' 2") radiator, double built-in cupboard, shelved recess, hardwood sealed unit double glazed leaded light bow window to the front.

Bathroom Four piece pink suite comprising a shower cubicle, panelled bath with mixer tap and shower attachment, wash hand basin and WC, tiling to half height, radiator, vinyl flooring, sealed unit double glazed window.

Living Room 5.0m x 3.93m (16' 5" x 12' 11") Feature fireplace with stone surround, hearth and display plinths. Wall lighting, two radiators, TV aerial point, sliding patio door to:

Sun Room 5.80m x 1.90m (19' 0" x 6' 3") UPVC double glazed, two radiators, laminate wood effect flooring, power and lighting, polycarbonate roof, door to the rear garden.

Kitchen 3.20m x 2.44m (10' 6" x 8' 0") A range of base and wall units, plumbing for washing machine, stainless steel sink and drainer, splashback tiling, gas hob with extractor hood over, split level oven and separate grill, radiator, vinyl flooring, central heating programmer, sealed unit double glazed window to the sun room.

Exterior

Front Laid to lawn, exterior light.

Rear Garden Enclosed, tiered and laid to lawn, various shrubs and plants, paved patio, timber shed 2.87m x 2.0m (9' 5" x 6' 7") , potting shed/summer house 3.86m x 1.74m (12' 8" x 5' 9").

Garage 5.14m x 2.40m (16' 10" x 7' 10") To the rear with up and over door, open at the rear in to a workshop area 5.0m x 2.46m (16' 5" x 8' 1"). Parking space in front of the garage.

Notes Freehold.
Council tax band C- £2193.53 pa.
Chain free.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	69	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 