

Directions

PE19 8GY.

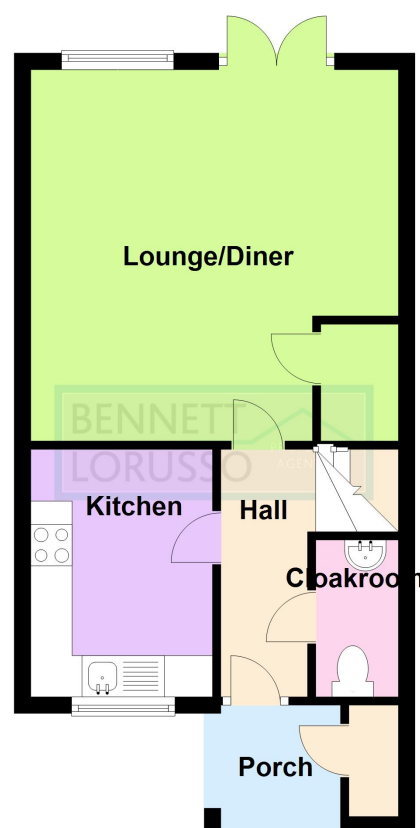
DATA PROTECTION ACT 1998

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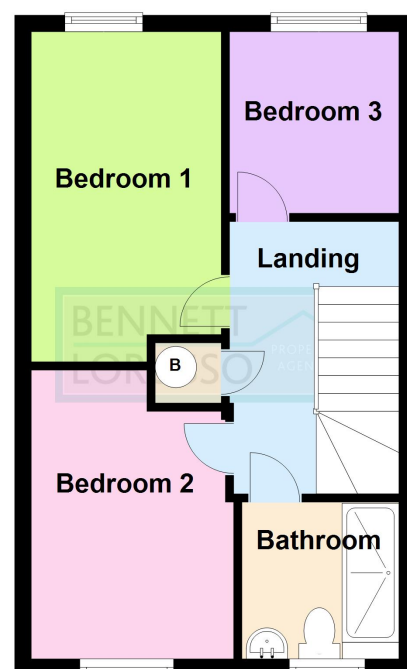
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

Ground Floor



First Floor



Total area: approx. 70.1 sq. metres (754.7 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.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
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BENNETT
LORUSSO PROPERTY AGENTS



11 Linton Close, Eaton Socon, St Neots, Cambridgeshire. PE19 8GY.

£270,000

A modern three bedroomed terraced house situated on a small development with private parking to the front and overlooking school playing fields to the rear. The well planned accommodation comprises entrance hall, cloakroom, modern kitchen to the front and a spacious living room with French style doors on to the South facing rear garden plus a first floor bath/shower room with a white suite. There is UPVC double glazing throughout and gas fired radiator central heating, with no forward chain, we strongly recommend early viewing!

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Ground Floor

Storm Porch Courtesy light, large built-in store cupboard, part glazed entrance door to:

Entrance Hall Radiator, central heating thermostat, stairs to the first floor.

Cloakroom With a two piece white suite incorporating a pedestal wash hand basin and a low level WC, extractor fan, radiator, consumer unit.

Kitchen 3.16m x 2.17m (10' 4" x 7' 1") Fitted with a range of modern base and wall units, stainless steel sink and mixer tap, plumbing for dishwasher and washing machine, stainless steel gas hob with electric oven and extractor hood, splashback tiling, fridge/freezer space, concealed gas fired boiler, radiator, double glazed window to front.

Lounge/Diner 4.50m x 4.45m (14' 9" x 14' 7") Two radiators, Sky TV connections, large built-in cupboard, double glazed window and French style doors to the rear garden.

First Floor

Landing Access to the loft space, airing cupboard.

Bedroom One 4.0m x 2.32m (13' 1" x 7' 7") Double glazed window to rear and radiator, TV and telephone points.

Bedroom Two 3.50m x 2.40m (11' 6" x 7' 10") Double glazed window to front and radiator.

Bedroom Three 2.20m x 2.0m (7' 3" x 6' 7") Double glazed window to rear and radiator.

Bathroom Three piece white suite comprising a large shower tray with mixer shower and waterproof boarding, vanity wash hand basin and low level WC, extractor fan, shaver point, radiator and double glazed window.

Exterior

Front Open plan, gas and electric meters.

Parking Allocated space, immediately in-front of the house, further visitor parking spaces are available.

Rear Garden South facing, fully enclosed by timber fencing and laid to gravel, various rose bushes and plants, paved patio, rear access gate, school playing fields to the rear.

Notes

FREEHOLD.
Council tax band C Rating for 2024/2025 is £2096.39
Estate management charge 01/10/2023to 30/09/2024 is £29.80 pcm.
Vacant Property ,No chain.
Property was constructed in 2008



EPC

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 95 |
| (81-91) B | 81 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |