

## Directions

PE19 2TD.

## DATA PROTECTION ACT 1998

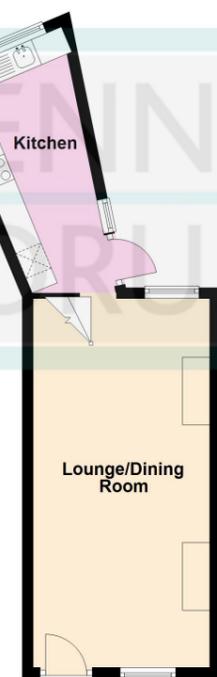
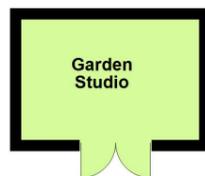
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## 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.

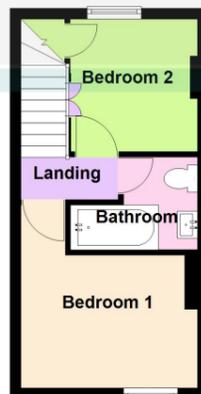
### Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



### First Floor

Approx. 22.2 sq. metres (238.8 sq. feet)



2 Montagu Street, Eynesbury, St Neots, Cambridgeshire. PE19 2TD.

£290,000

An absolutely charming two bedroom Victorian terraced cottage, conveniently situated for access to local amenities including schools, riverside parkland and the town centre. Offering character features and stylish modern comfort, the accommodation comprises an open plan living and dining room of almost 7m in length, a fully integrated kitchen and a smart first floor bathroom. Outside there is an enclosed Southwest facing rear garden with a brick built outbuilding, which has been professionally converted to a very useful studio. Internal viewing is highly recommended to fully appreciate the many unique features.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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**BENNETT**  
**LORUSSO** PROPERTY AGENTS

# ground floor

**Living Room** 22' 6" x 10' 8" overall (6.86m x 3.25m)  
Solid wooden entrance door, feature fireplace, engineered wood flooring, radiator, meter cupboard, UPVC sash style window to front, TV connections, recessed lighting to ceiling, opening on to:

**Dining Area** Fireplace, stairs to first floor with cupboard under, radiator, sash style UPVC window to the rear, recessed lighting to ceiling, door to:

**Kitchen** 15' 6" x 7' 6" (4.72m x 2.29m) An extensive range of modern fitted base units, ceramic hob, extractor hood, split level electric fan assisted oven plus a microwave oven, integrated dishwasher and washing machine, fridge and freezer, stainless steel bowl & 1/4 sink with mixer tap, radiator, recessed lighting to ceiling, ceramic tiled floor, UPVC double glazed window and door to the rear garden.

# first floor

**Landing** Access to loft space, doors off to:

**Bedroom One** 10' 6" x 8' (3.20m x 2.44m) UPVC sash window to front, radiator.

**Bedroom Two** 2.50m x 2.45m (8' 2" x 8' 0")  
Attractive cast iron fireplace, UPVC sash window to rear, airing cupboard housing the modern gas fired combination boiler, built-in wardrobe/cupboard, radiator, shelved recess.

**Bathroom** Fitted with a three piece white suite comprising, modern panelled bath with mixer shower over, wash hand basin and close coupled WC, splashback tiling and tiled floor, extractor fan, heated towel rail.

# outside

**Rear Garden** Southwest facing, fully enclosed and laid mainly to lawn, numerous shrubs and plants, side access.

**Brick Built Outbuilding/Studio** 3.30m x 2.23m (10' 10" x 7' 4") Professionally converted offering a fully insulated versatile room. Power, lighting, double glazed French style doors to the rear garden and a feature brick fireplace.

**Notes** Freehold.  
Council tax band A - £1645.14 pa.  
On street parking to the front.  
Professionally converted brick built outbuilding.



## EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	