

## Directions

PE19 2LP.

## 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.

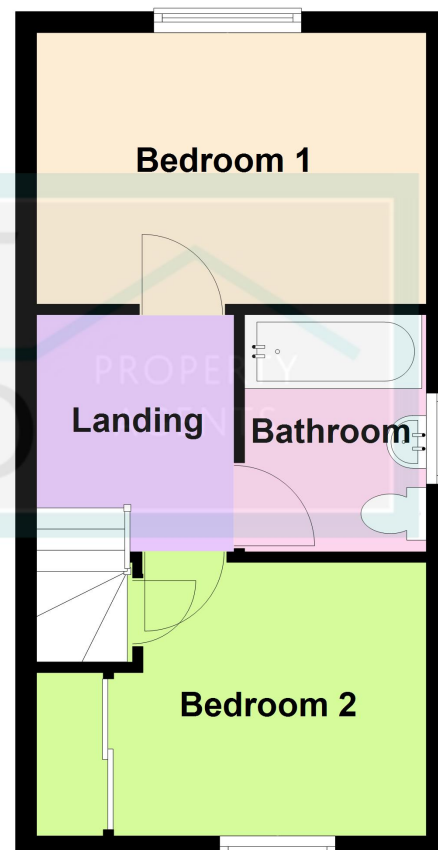
### Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



12 Crocus Close, Eynesbury, St Neots, Cambridgeshire. PE19 2LP.

£270,000

A modern two double bedroom end terrace house situated in a cul-de-sac location, close to good amenities including schooling, leisure, supermarket shopping and riverside walks. The well presented accommodation comprises entrance hall, cloakroom, kitchen to the front with fully integrated appliances and a spacious living/dining room to the rear with French style doors on to the rear garden and completed by a first floor bathroom with modern white suite. Outside, there is an enclosed low maintenance rear garden and allocated parking immediately to the front. This is an excellent investment or first time buy with no forward chain and internal viewing is strongly advised.



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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Ground Floor

**Entrance Hall** Part double glazed entrance door, radiator, stairs to the first floor, luxury vinyl tile flooring.

**Cloakroom** Two piece white suite incorporating a wash hand basin and low level WC, double glazed window, tiled floor, radiator.

**Lounge/Diner** 4.50m x 3.69m (14' 9" x 12' 1") Two radiators, TV points, LVT flooring, double glazed French style doors on to the rear garden.

**Kitchen** 3.0m x 1.60m (9' 10" x 5' 4") Fitted with a good range of base and wall units, stainless steel sink and mixer tap, integrated fridge/freezer, dishwasher and washing machine, ceramic hob with electric oven under, stainless steel splashback and extractor hood over, LVT flooring, double glazed window to the front.

First Floor

**Landing** Radiator, access to the loft space.

**Bedroom One** 3.70m x 2.55m (12' 2" x 8' 4") Double glazed window to the rear, radiator.

**Bedroom Two** 3.70m x 2.66m (12' 2" x 8' 9") Double glazed window to front, large over stairs cupboard/wardrobe, radiator, fitted double wardrobe with mirrored sliding doors.

**Bathroom** Modern three piece white suite comprising panelled bath with mixer shower and screen over, wash hand basin and low level WC, splashback tiling, double glazed window, radiator, extractor fan and a tiled floor.

Outside

**Front** Open plan.

**Parking** Allocated and immediately to the front of the property.

**Rear Garden** Fully enclosed by timber fencing and laid to artificial lawn, paved patio, water tap, side access gate.

**Notes** FREEHOLD.  
Council tax band B - £1834.34 pa.  
Estate management charge of £140 pa.  
No chain.



EPC

