

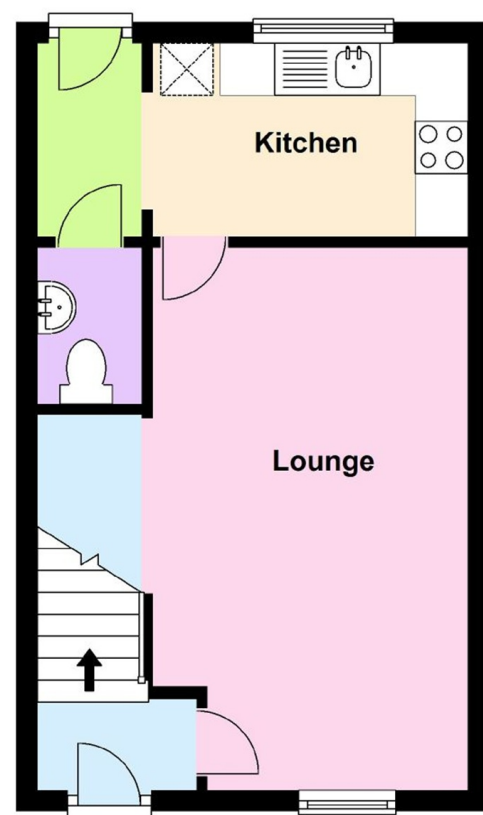
DATA PROTECTION ACT 1998

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.

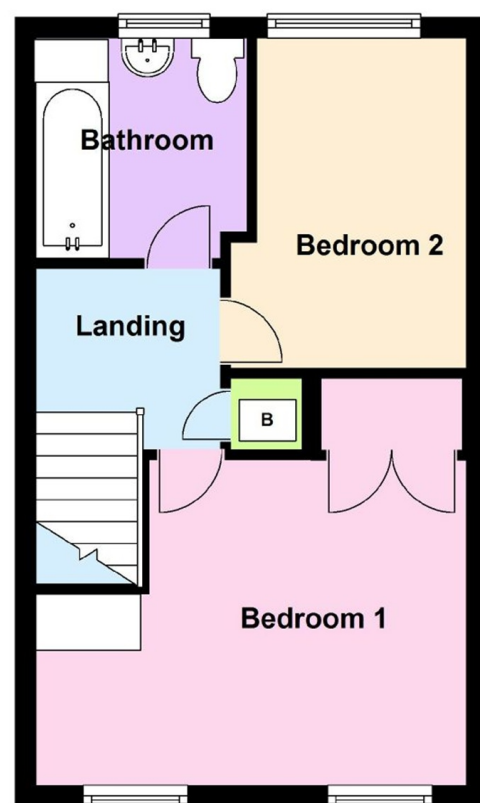
THE PROPERTY MISDESCRIPTIONS ACT 1991

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



First Floor



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.

Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY AGENTS



2 Malden Way, Eynesbury, St Neots, Cambridgeshire. PE19 2GF.

£280,000

A two double bed roomed semi detached home with spacious and well designed accommodation plus ample parking, a large adjacent carport and a private rear garden. Internally there is an entrance hall, good sized living room, cloakroom, kitchen to the rear and a quality modern bathroom to the first floor. Situated on this popular development with good access to all facilities, interest will be high, so be sure to book your viewing as quickly as possible!



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

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

Ground Floor

Entrance Hall Part glazed entrance door, radiator, stairs to the first floor, door to;

Lounge/Dining Room 17' x 13' 6" max (5.18m x 4.11m) Double glazed window to the front, radiator, telephone and TV points including satellite connection, under stairs recess, door to;

Kitchen 9' 10" x 6' 3" (3.00m x 1.91m) Fitted with a modern range of base and wall mounted units, stainless steel sink unit and mixer tap, splash back tiling, gas hob and electric double oven with extractor hood over, ceramic tiled floor, double glazed window to rear, fridge/freezer space, opening in to lobby area.

Rear Lobby Ceramic tiled floor, radiator, half glazed door to the rear garden.

Cloakroom Two piece white suite comprising wash hand basin and low level WC, ceramic tiled floor, radiator and extractor fan.

First Floor

Landing Cupboard housing the modern gas fired combi boiler, access to roof space.

Bedroom One 13' 6" x 10' 2" (4.11m x 3.10m) Two double glazed windows to the front, radiator, double built-in wardrobe.

Bedroom Two 10' 3" x 7' 5" (3.12m x 2.26m) Double glazed window to rear, radiator.

Bathroom Refitted with a modern three piece white suite comprising panelled bath with mixer tap shower attachment and screen over, vanity wash hand basin and close coupled WC, double glazed window, heated towel radiator, extractor fan, ceramic tiled floor, recessed lighting to ceiling.

Outside

Front Garden Laid to lawn, mature hedge, driveway leading to;

Large Carport Brick built with power and lighting, store room and personal door to the rear garden.
THERE IS AN ADDITIONAL PARKING SPACE TO THE REAR OF THE PROPERTY.

Rear Garden Enclosed by timber fencing and laid to lawn, various shrubs and plants, timber decking, water tap, rear gate.

Agents Notes The property is FREEHOLD however does have a Management charge split between the maintenance of the Marina basin for which this owner is allowed access to and the upkeep of the rear courtyard with its additional parking space.
The current figure as quoted by the vendor to the agent for 2025 is £342.25 to Eynesbury Marina and £62.55 to Eynesbury Manor Management.
Council tax band - B £1919.34 pa.

