

Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	B
E	B
F	C
G	C

Energy Efficiency - Higher rating code
Energy Efficiency - Lower rating code

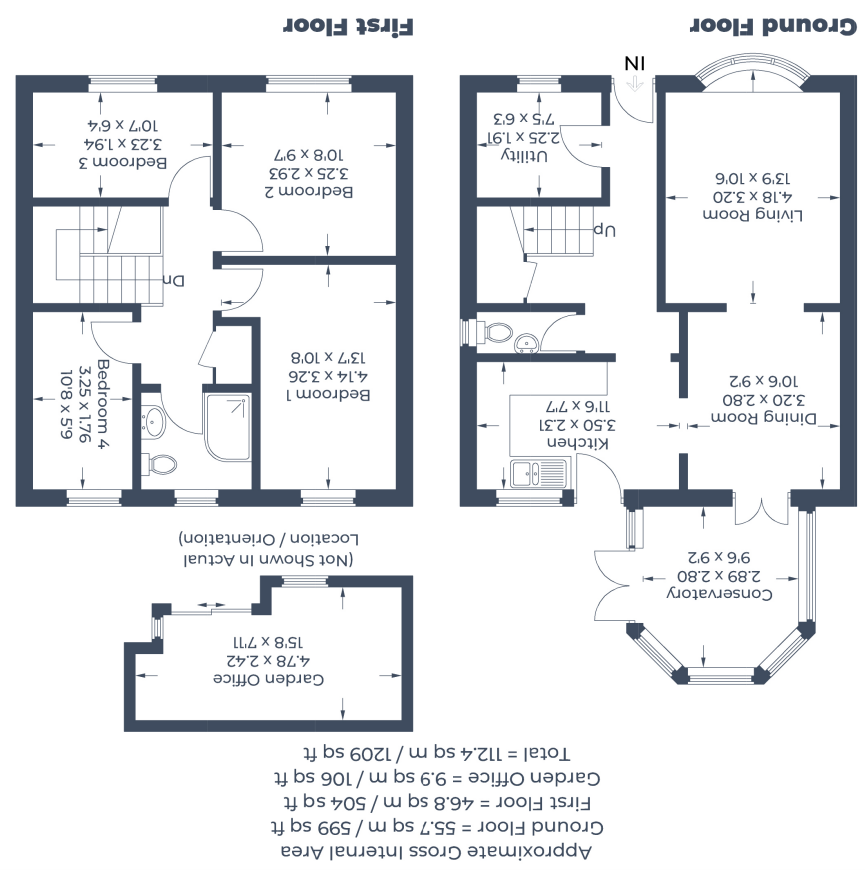


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2 Peer Road, Eaton Socon, St Neots, Cambridgeshire PE19 8JR £325,000

- Four bedrooms.
- Downstairs W.C.
- South facing garden with quality GARDEN OFFICE.
- No forward chain.
- Utility Room.
- Conservatory.
- Off road parking.

ACCOMMODATION

PVCu part glazed door with storm canopy over to:

Entrance Hallway

dogleg staircase leading to First Floor Landing

Utility Room

1.90m x 2.24m (6' 3" x 7' 4") space and plumbing for automatic washing machine, tumble dryer and upright fridge/freezer, wall mounted cupboard units, window to the front aspect

Cloakroom

2 piece white suite to comprise vanity wash hand basin and low level WC, splash back wall tiling, frosted window to the side aspect

Kitchen

2.28m x 3.61m (7' 6" x 11' 10") base level and wall mounted cupboard units, roll top work surfaces with inset sink and drainer units, splash back wall tiling, integrated fan assisted oven and gas hob with extractor over, integrated dishwasher, gas fired boiler serving domestic hot water and central heating, window to the rear aspect, glazed door to the rear garden

Dining Room

3.14m x 2.84m (10' 4" x 9' 4") laminate wood effect flooring, radiator, sliding doors to the Conservatory

Lounge

3.65m x 3.23m (12' x 10' 7") radiator, window to the front aspect

Conservatory

4.20m x 3.60m (13' 9" x 11' 10") brick based construction with PVCu windows to all aspects, pitched roof, double doors to the rear garden

First Floor Landing

shelved airing cupboard, access to the partially boarded loft space (with retractable ladder)

Bedroom One

3.96m x 2.43m (13' x 8') radiator, window to the rear aspect

Bedroom Two

2.74m x 3.04m (9' x 10') radiator, window to the front aspect

Bedroom Three

3.04m x 1.88m (10' x 6' 2") radiator, window to the front aspect

Bedroom Four

3.04m x 1.62m (10' x 5' 4") window to the rear aspect

Shower Room

enclosed shower cubicle, vanity wash hand basin with vanity unit over, cupboard, mirror and lighting, W.C., heated towel radiator, frosted window

Garden

a South facing rear garden laid to artificial lawn with decked entertainment areas leading to the GARDEN OFFICE. Gated access to the side of the property leading to OFF-ROAD PARKING

Garden Office

2.44m x 4.78m (8' x 15' 8") work space or ideal for use as a SUMMER HOUSE having power and light connected, PVCu window to the front, sliding doors to the GARDEN

