

## Directions

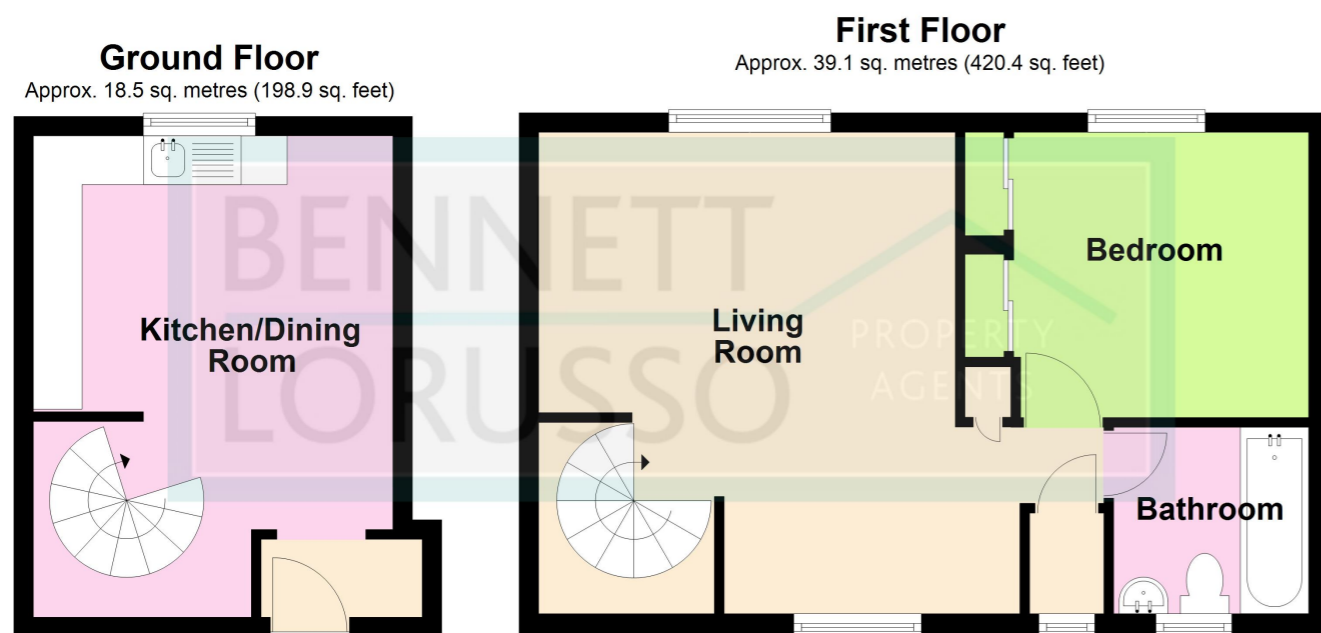
PE19 2SE.

## 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.



23 Pembroke Avenue, Eynesbury, St Neots, Cambridgeshire. PE19 2SW.

**£210,000**

A modern, bright and spacious one bedroom mews style home, situated in a good residential area with two private parking spaces. The smart and stylish accommodation includes a good sized reception area with a feature spiral staircase to the first floor, well fitted kitchen/diner, a large first floor lounge with a study area, built-in storage and a loft space, bathroom with modern white suite and a double bedroom with quality fitted wardrobes. An impressive and uniquely designed freehold property, early 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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**BENNETT LORUSSO** PROPERTY AGENTS

## Ground Floor

**Entrance Hall** UPVC entrance door, radiator, vinyl flooring, spiral staircase to the first floor. Open plan to:

**Kitchen/Diner** 4.98m x 3.66m (16' 4" x 12' 0") Fitted with a good range of cream coloured base and wall units, ceramic hob with electric oven and extractor hood, splash back tiling, plumbing for washing machine, stainless steel sink and mixer tap, fridge/freezer space, recessed lighting to ceiling.

## First Floor

**Living Room** 5.90m x 4.98m (19' 4" x 16' 4") Wall mounted TV connections, broadband point, radiator, double glazed windows to the front and rear, laminate wood effect flooring, airing cupboard, further large built-in cupboard with window.

**Bedroom** 3.66m x 3.0m (12' 0" x 9' 10") Fitted wardrobes to one wall with sliding doors, double glazed window to rear, radiator, access to the loft space with lighting and part boarding.

**Bathroom** Three piece white suite comprising a modern panelled bath with electric shower and screen, pedestal wash hand basin and close coupled WC, splash back tiling, double glazed window, extractor fan.

## Outside

**Parking** Two allocated spaces at the rear of the property.

**Notes** Freehold.  
Council tax band B £2,008.42 pa.  
No chain.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(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