

## Directions

PE19 8 EJ.

## 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.



Total area: approx. 90.7 sq. metres (976.3 sq. feet)

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.



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



110 Great North Road, Eaton Socon, St Neots, Cambridgeshire. PE19 8EJ

£270,000

An extended three bedroomed end of terrace cottage with a good blend of character features and modern comforts, quietly tucked away but close to some good amenities. The spacious accommodation includes a large kitchen/diner, sitting room with access to the rear garden and a modern bathroom with four piece white suite. Outside there is a private South facing rear garden and a parking area with allocated spaces. Internal viewing is a must to fully appreciate this deceptive home!

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## Ground Floor

**Entrance Porch** UPVC double glazed entrance door, radiator, tiled floor, door to:

**Bathroom** With a four piece white suite comprising a double shower enclosure with a dual head mixer shower and sliding door, modern panelled spa bath, vanity wash hand basin and low level WC, double glazed window, waterproof wall boarding, extractor fan, chrome heated towel rail, tiled floor.

**Kitchen/Dining Room** 3.30m x 2.34m max (10' 10" x 7' 8") Kitchen  
4.08m x 2.77m (13' 5" x 9' 1") Dining Area  
A range of Oak fronted base and wall units, stainless steel sink and mixer tap, splashback tiling, electric cooker point with extractor hood, 'side by side' fridge/freezer housing,, two radiators, double glazed window, door and stairs to the first floor, door to Sitting Room.

**Sitting Room** 4.08m x 3.36m (13' 5" x 11' 0")  
Ornamental brick fireplace, TV point, radiator, two double glazed windows and a door to the rear garden.

## First Floor

**Landing** Doors off to:

**Bedroom One** 4.07m x 3.34m (13' 4" x 10' 11") Double glazed windows to rear and side, radiator.

**Bedroom Two** 3.26m x 2.79m (10' 8" x 9' 2") Double glazed window to front, radiator, double built-in cupboard housing the gas fired boiler and hot water cylinder, stairs to the second floor.

## Second Floor

**Bedroom Three** 5.25m x 4.05m (17' 3" x 13' 3") Sloping ceiling with two double glazed roof windows and fitted blinds, wall lighting, built-in wardrobe, eaves storage space, recessed lighting to ceiling.

## Outside

**Rear Garden** South facing, fully enclosed and laid to lawn, paved patio, timber shed, covered pergola, rear access gate.

**Parking** Two parking spaces in the gravelled area to the front of the cottages.

**Notes** FREEHOLD.  
Council tax band is £1489.42 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	