

Directions

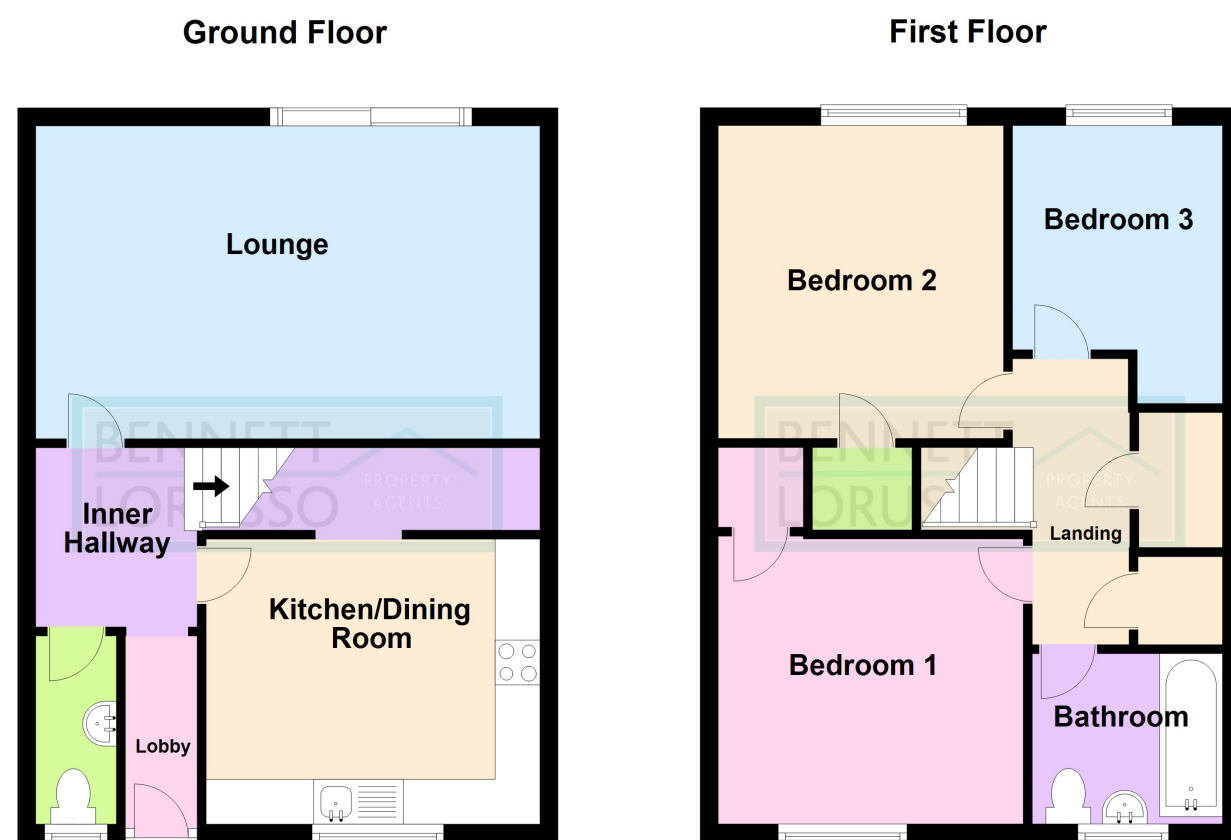
PE19 8DL.

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. 87.6 sq. metres (942.5 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
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BENNETT
LORUSSO PROPERTY AGENTS



52 Marchioness Way, Eaton Socon, St Neots, Cambridgeshire. PE19 8DL.

OIEO £260,000

A spacious three bedroom terraced house situated overlooking green space and with no onward chain, making this an ideal purchase for a young family. The well planned accommodation includes, entrance hall, cloakroom, living room with patio doors on to the rear garden, a white fitted kitchen/diner to the front, two doubles and a large single bedroom along with a bathroom with white suite. Outside, there is a good sized front garden, laid to lawn and an enclosed rear garden which is mainly paved, parking is available close-by. Early viewing is advised of this well presented home!

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Ground Floor

Porch UPVC double glazed door, courtesy light, door to:

Entrance Hall Radiator, stairs to first floor.

Cloakroom Two piece white suite comprising wash hand basin and low-level WC, double glaze window, tiled floor.

Lounge 5.6m x 3.5m (18' 4" x 11' 6") Two radiators, television point, coving to ceiling, double glazed sliding patio doors to the rear garden.

Kitchen/Diner 3.75m x 3.15m (12' 4" x 10' 4") A range of white fronted base and wall mounted units, stainless steel gas hob and electric split level oven, extractor hood, splashback tiling, space for appliances, two double glazed windows to front, plumbing for washing machine, radiator, wall mounted gas fired combi-boiler, under stairs walk-in cupboard, recessed lighting to ceiling.

First Floor

Landing Two large built in cupboards, access to the loft space.

Bedroom One 3.45m x 3.15m (11' 4" x 10' 4") Double glazed window to rear, half length wardrobe, radiator.

Bedroom Two 3.45m x 3.15m (11' 4" x 10' 4") Double glazed window to front, radiator, coving to ceiling, built in wardrobe.

Bedroom Three 3.30m x 2.45m max (10' 10" x 8' 0") Double glazed window to rear, radiator, wardrobe recess.

Bathroom Three piece white suite comprising modern panelled bath with mixer shower over, pedestal wash hand basin and low-level WC, splashback tiling, double glazed window, extractor fan, tiled floor, heated towel rail.

Outside

Front Good size and laid mainly to lawn.

Rear Garden Fully enclosed and mainly paved, rear gate, metal shed.

Parking There are general parking areas close-by.

Note FREEHOLD.
Council tax band is B £1834.34pa.
A new boiler was installed in 2022 with a 10 year guarantee.
No chain, this property is currently let with 2 months notice needed for vacant possession.



EPC

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