

## Directions

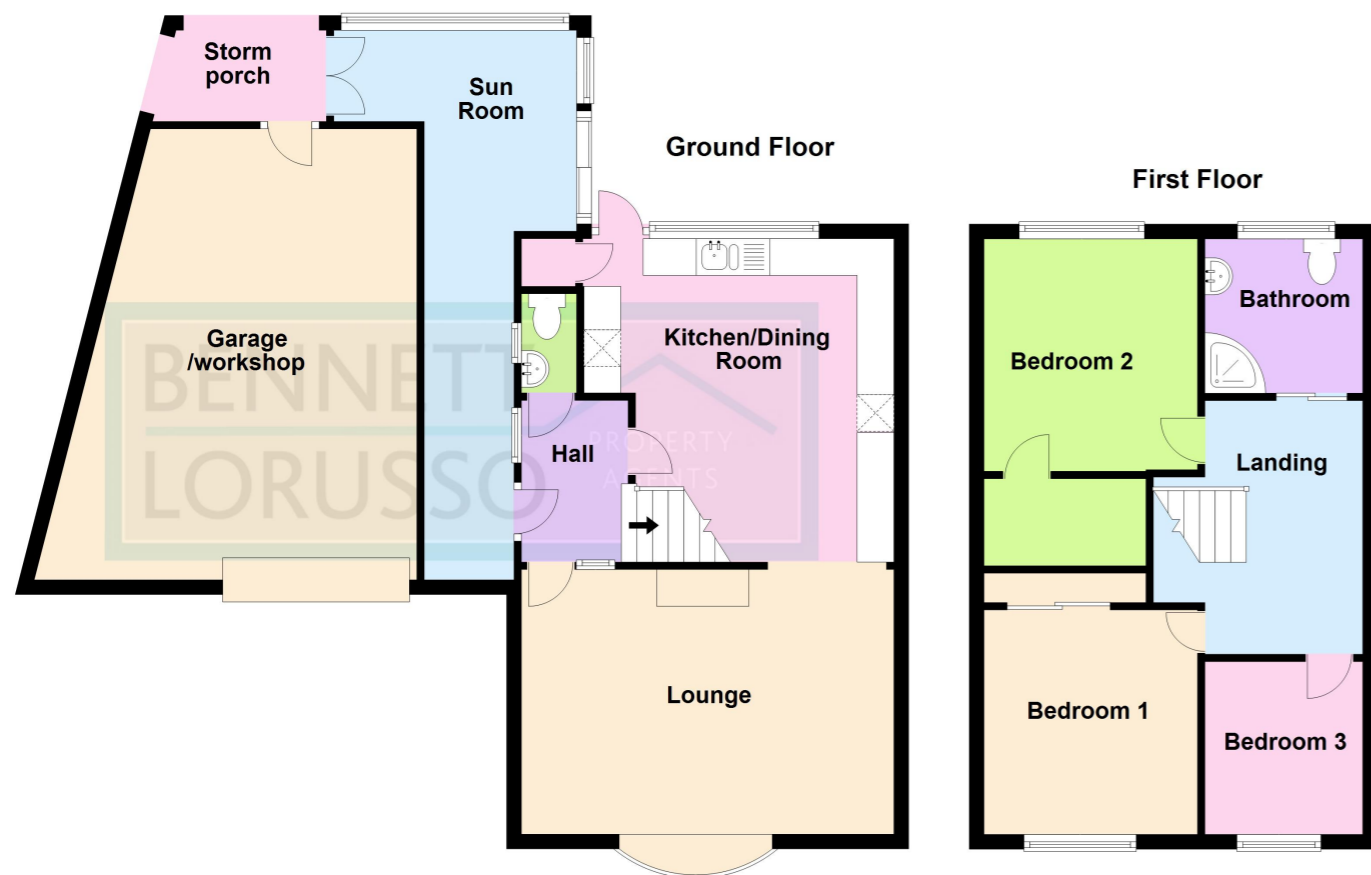
PE19 7AN.

## 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. 127.2 sq. metres (1369.1 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.

Tel: 01480 211777  
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**BENNETT**  
**LORUSSO** PROPERTY AGENTS



1 Orchard Road, Eaton Ford, St Neots, Cambridgeshire. PE19 7AN.

**OIEO £350,000**

A well presented three bedroom home ideally situated in this sought after location, close to town, parkland, junior schools and other good amenities. Features include a large extended garage, a garden room, cloakroom, a well fitted kitchen/diner and a modern refitted bath/shower room. Outside there is driveway parking for two- three cars plus a private and South facing rear garden. A much improved no chain property and early viewing is strongly advised.



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## Ground Floor

**Entrance Hall** UPVC double glazed entrance door, ceramic tiled floor, access through to the Garden Room.

**Garden Room** 3.35m x 2.75m (11' 0" x 9' 0") Two radiators, ceramic tiled floor, a warm roof with recessed lighting, sliding doors to the rear garden.

**Inner Hall** Stairs to the first floor, doors off to ground floor rooms.

**Cloakroom** Two piece white suite of wash hand basin and low level WC, splashback tiling, heated towel rail, extractor fan, tiled floor, double glazed window.

**Kitchen/Diner** 4.31m x 4.13m (14' 2" x 13' 7") Well fitted with a good range of modern base and wall units, gas cooker point with extractor hood over, plumbing for washing machine, stainless steel bowl & 1/4 sink and mixer tap, tiled floor and splashbacks, under stairs cupboard, radiator, built-in larder cupboard, double glazed window and door to the rear garden, archway through to:

**Living Room** 5.04m x 3.65m (16' 6" x 12' 0") Feature fireplace and real flame gas fire, TV aerial point, radiator, double glazed Bow window to the front, coving to ceiling.

## First floor

**Landing** Ladder and access to the boarded loft space, which has potential for conversion, radiator.

**Bedroom One** 3.80m x 2.93m (12' 6" x 9' 7") Double glazed window to the front, radiator, large fitted double wardrobe with mirrored sliding doors, coving to ceiling.

**Bedroom Two** 3.14m x 3.0m plus w/robe (10' 4" x 9' 10") Double glazed window to rear, radiator, large walk-in cupboard/wardrobe, coving to ceiling.

**Bedroom Three** 2.34m x 2.0m (7' 8" x 6' 7") Double glazed window to front, radiator.

**Bathroom** Refitted with a modern three piece white suite comprising a large corner shower enclosure, vanity wash hand basin and low level WC, heated towel rail, electric fan heater, extensive wall tiling and a fitted mirror, double glazed window.

## Outside

**Frontage** Established with numerous shrubs and a mature spruce tree, driveway with parking for @ three cars.

**Large Garage** 6.40m x 5.13m (21' 0" x 16' 10") (narrowing to 3.6m (11' 10") at the rear) With metal up and over door, power and lighting, loft storage space and a personal door through to the rear garden.

**Rear Garden** South facing, private and fully enclosed, laid mainly to lawn with mature well stocked boundaries, paved patio, tap and lighting.

**Notes** FREEHOLD.  
Council tax band is C - £1985.89.  
No chain.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		