

Directions

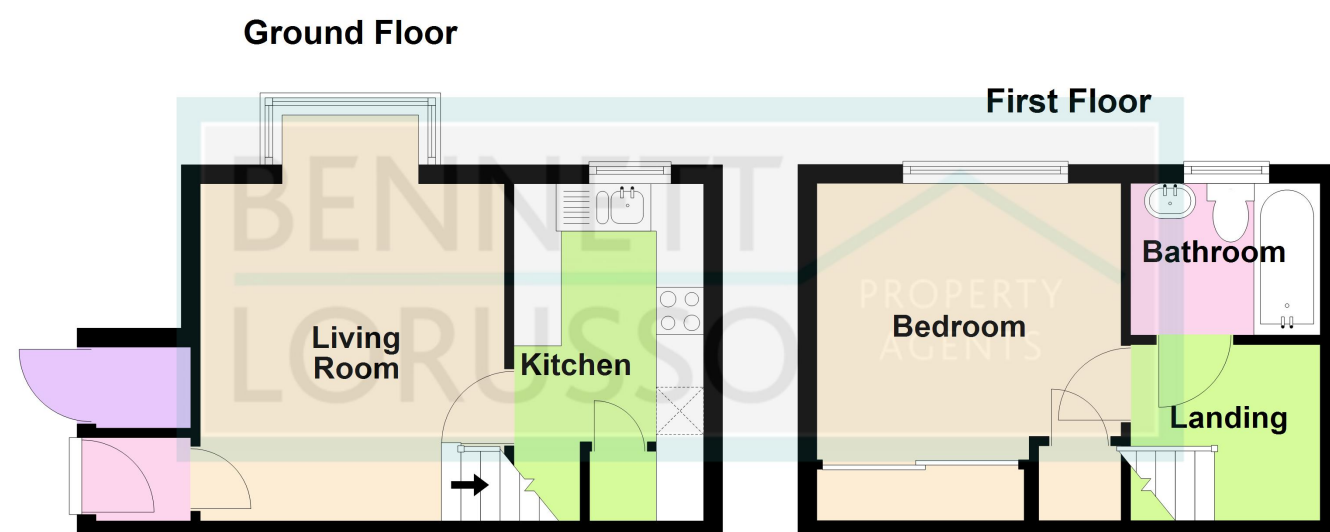
PE19 8QB.

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. 40.4 sq. metres (434.9 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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35 Chawston Close, Eaton Socon, St. Neots, Cambridgeshire. PE19 8QB.

OIEO £180,000

An immaculately presented one bedroomed home, overlooking a traffic free location with a garden area, off road parking and very conveniently situated for a nearby supermarket and other amenities. Features include UPVC double glazed windows with a square bay window in the living room, a neatly fitted kitchen with oven and hob, a gas fired combination boiler and radiator central heating, a range of fitted wardrobes and a well cared for bathroom with modern white suite. This exceptional chain free property must be viewed!

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Ground Floor

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

Living Room 3.56m x 3.20m (11' 8" x 10' 6") Double glazed box bay window to the front, vertical radiator, TV connection points including satellite, stairs to the first floor, central heating programmer, door to:

Kitchen 2.44m x 2.02m (8' 0" x 6' 8") Well fitted with a good range of base and wall units, stainless steel sink and mixer tap, splashback tiling, plumbing for washing machine, ceramic hob with electric oven and extractor hood, fridge/freezer, under stairs cupboard, double glazed window to the front.

First Floor

Landing Access to the loft space with ladder and light and housing the gas fired combination boiler.

Bedroom 3.25m x 2.90m (10' 8" x 9' 6") Fitted wardrobes to one wall, radiator, double glazed window to the front, further built-in cupboard with radiator.

Bathroom With a three piece white suite incorporating a modern panelled bath with mixer shower and screen over, wash hand basin and WC, fully tiled walls, double glazed window, heated towel rail, extractor fan, vinyl flooring.

Outside

Garden To the front of the property, open plan and laid to lawn, storage shed and a built-in cupboard.

Parking An allocated space in the main parking area.

Notes Freehold.
Council tax band A - £1645.14 pa.
Chain free.



EPC

