

Directions

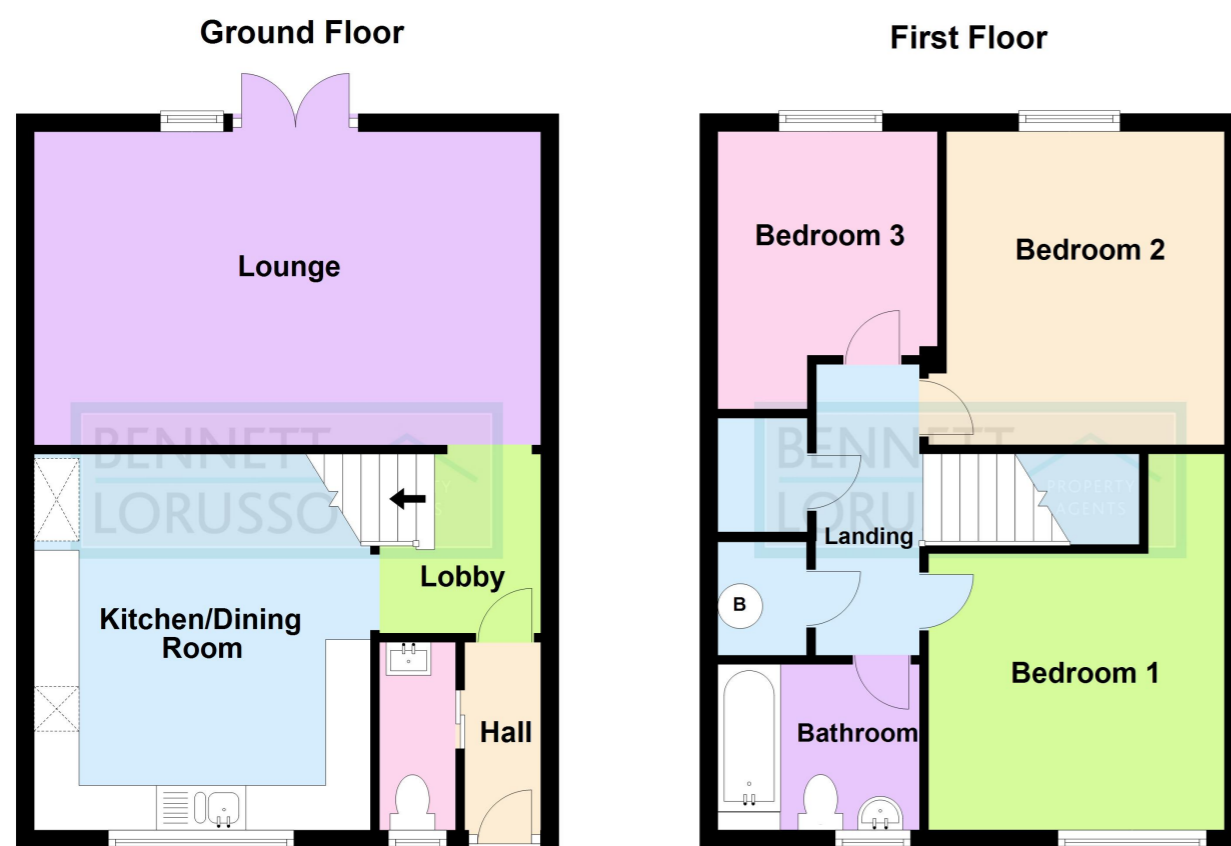
PE19 8DP.

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. 88.9 sq. metres (957.3 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.

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BENNETT
LORUSSO PROPERTY AGENTS



23 Knights Close, Eaton Socon, St Neots, Cambridgeshire. PE19 8DP.

Offers In Excess Of £270,000

A much improved three bedroom terraced home in a cul-de-sac location with front and rear gardens and adjacent general parking areas. The spacious, well presented accommodation includes an entrance hall, cloakroom, Beech wood style kitchen/diner and a large living room with French style doors on to the garden, two doubles and single bedroom with a first floor bathroom and white suite. The rear garden is West facing with a patio, timber shed and rear access gate.

Viewing is recommended, just call or email us to arrange.



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Ground Floor

Entrance Porch UPVC part double glazed entrance door, courtesy light, cloaks area, fully glazed door to:

Entrance Hall Stairs to the first floor, doors off to:

Cloakroom Two piece white suite of wash hand basin and low level WC, double glazed window.

Living Room 5.65m x 3.50m (18' 6" x 11' 6") Double glazed French style doors to the rear garden, two radiators, wall mounted TV connections including satellite point, coving to ceiling.

Kitchen/Diner 4.20m x 3.75m (13' 9" x 12' 4") Fitted with a range of Beech style base and wall units, stainless steel bowl & 1/4 sink with mixer tap, splashback tiling, plumbing for washing machine, electric cooker point and extractor hood, radiator, double glazed window to the front, under stairs recess.

First Floor

Landing Large built-in cupboard, access to the loft space, further cupboard housing the gas fired combination boiler.

Bedroom One 3.40m x 3.20m (11' 2" x 10' 6") Built-in wardrobe, laminate wood effect flooring, double glazed window to front and radiator.

Bedroom Two 3.50m x 3.15m (11' 6" x 10' 4") Shelves recess, double glazed window to rear and radiator.

Bedroom Three 2.50m x 2.35m (8' 2" x 7' 9") Wardrobe recess, double glazed window to rear and radiator.

Bathroom Three piece white suite comprising a modern panelled bath with shower over, wash hand basin and low level WC, fully tiled walls, double glazed window and radiator.

Outside

Front Open plan lawn with flower beds.

Rear Garden West facing and fully enclosed by timber fencing, laid mainly to lawn, patio with retaining wall, timber shed, tap and rear gate.

Notes

FREEHOLD.
Council tax band
There is general parking to the front and rear of the property.



EPC

