

## Directions

PE19 2NB.

## 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. 45.2 sq. metres (486.9 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.



22 Berkley Street, Eynesbury, St Neots, Cambridgeshire. PE19 2NB.

**£220,000**

A charming two bedroom end terrace cottage with a pleasant West facing rear garden, useful brick outbuilding and a great location, close to good facilities. Features include a functional brick fireplace, beamed ceilings to the sitting room and dining room, a well equipped kitchen, a modern ground floor bathroom and built-in wardrobes to the main bedroom. A fine home with character and we highly recommend internal viewing!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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Ground Floor

**Sitting Room** 3.4m x 3.3m (11' 2" x 10' 10") UPVC entrance door, feature functional brick fireplace, double glazed window to the front, cupboard housing the meters, radiator, beamed ceiling, wall lighting and laminate wood effect flooring.

**Dining Room** 3.4m x 1.9m (11' 2" x 6' 3") Radiator, laminate wood effect flooring, beams to ceiling, stairs to the first floor with fitted storage under, access through to:

**Kitchen** 2.7m x 2.1m (8' 10" x 6' 11") Stone sink with mixer tap, Oak work surfaces, a range of fitted units, plumbing for washing machine, built-in electric oven and gas hob, splashback and floor tiling, cupboard housing the gas fired boiler, door to rear.

**Bathroom** with a three piece white suite comprising a modern panelled bath with dual head shower over, pedestal wash hand basin and a low level WC, double glazed window, splashback and floor tiling, radiator, extractor fan.

First Floor

**Landing** Access to the loft space.

**Bedroom One** 3.4m x 3.3m (11' 2" x 10' 10") Double glazed window to the front, radiator, large double built-in wardrobe.

**Bedroom Two** 2.6m x 1.9m (8' 6" x 6' 3") Double glazed window to the rear, radiator.

OUTSIDE

**Rear Garden** West facing, laid mainly to lawn, various shrubs and plants, brick built outbuilding, a neighbouring 'right of way' and side access gate.

**Notes** FREEHOLD.  
Council tax band is A - £1645.14 pa.  
Rendered brick construction with a tiled roof.  
Parking is on the road in front.  
All mains services are connected.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC