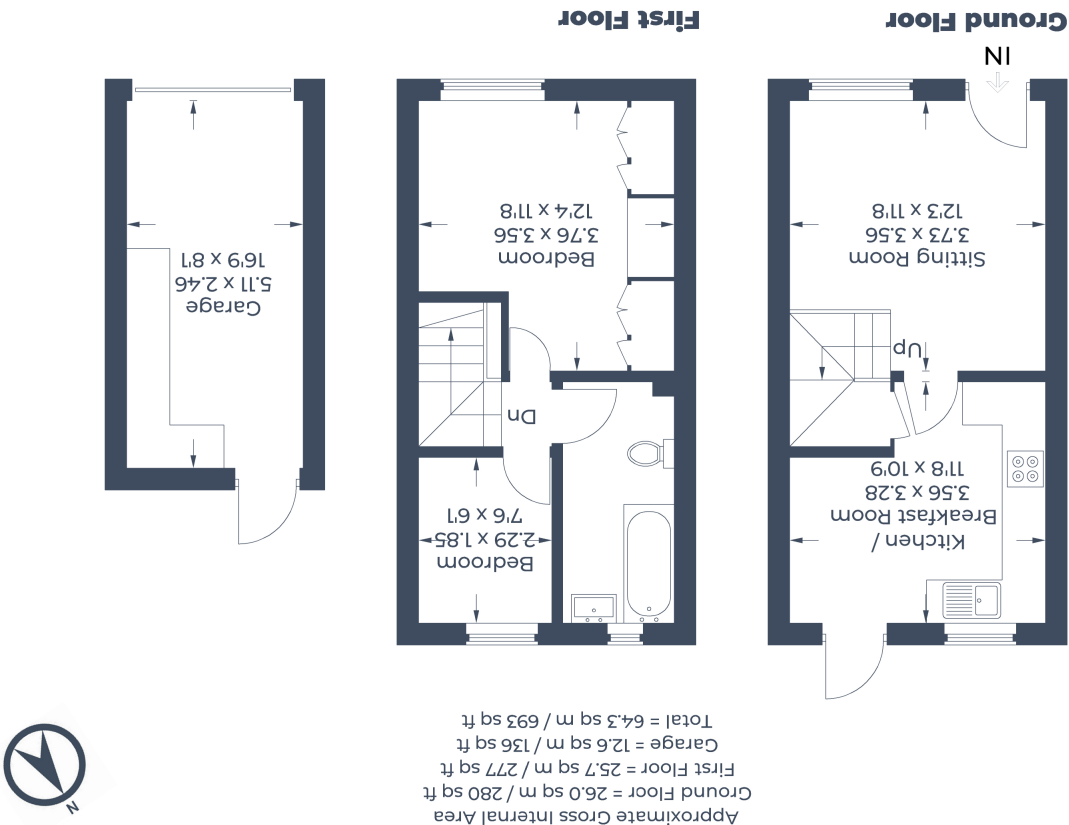


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measurements are approximate, not to scale.  
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## 48 Alder Close, Eaton Ford, St Neots, Cambridgeshire PE19 7GQ £255,000

- Modern two bedroom terrace house
- PVCu double glazed
- Fully enclosed rear garden
- Garage located to the rear of the property
- Gas to radiator central heating

### SUMMARY

A modern, bright two bedroom mid terrace home benefitting from direct access into the Single Garage located at the end of the Garden. Favoured location close to facilities, PVCu double glazed and gas to radiator central heating. Viewing highly recommended.

### ACCOMMODATION

composite door to:

#### Living Room

staircase leading to First Floor Landing, radiator, window to the front aspect

#### Kitchen & Dining/Breakfast Room

to comprise wall mounted and base level storage cupboard units, fitted worksurfaces with inset sink and drainer, splashback wall tiling, space for slot-in cooking appliance, plumbing for automatic washing machine, part glazed door to the Garden, window to the rear aspect

#### First Floor Landing

access to the loft space

#### Bedroom One

range of bespoke fitted bedroom storage furniture, radiator, window to the front aspect

#### Bedroom Two

radiator, window to the rear aspect

#### Bathroom

three piece suite to comprise panel bath, low level W.C., and pedestal wash hand basin, walls fully tiled, frosted window to the rear

#### Outside

front garden laid to lawn

attractive rear garden, fully enclosed and laid to lawn with seasonal flowering borders, personal door leading to the SINGLE GARAGE

#### Garage

with up & over door

### Agents Notes

this is a FREEHOLD property. If you have any questions relating to the property or would like to arrange a viewing appointment, please call our St Neots office on 01480 406 400

