

## Directions

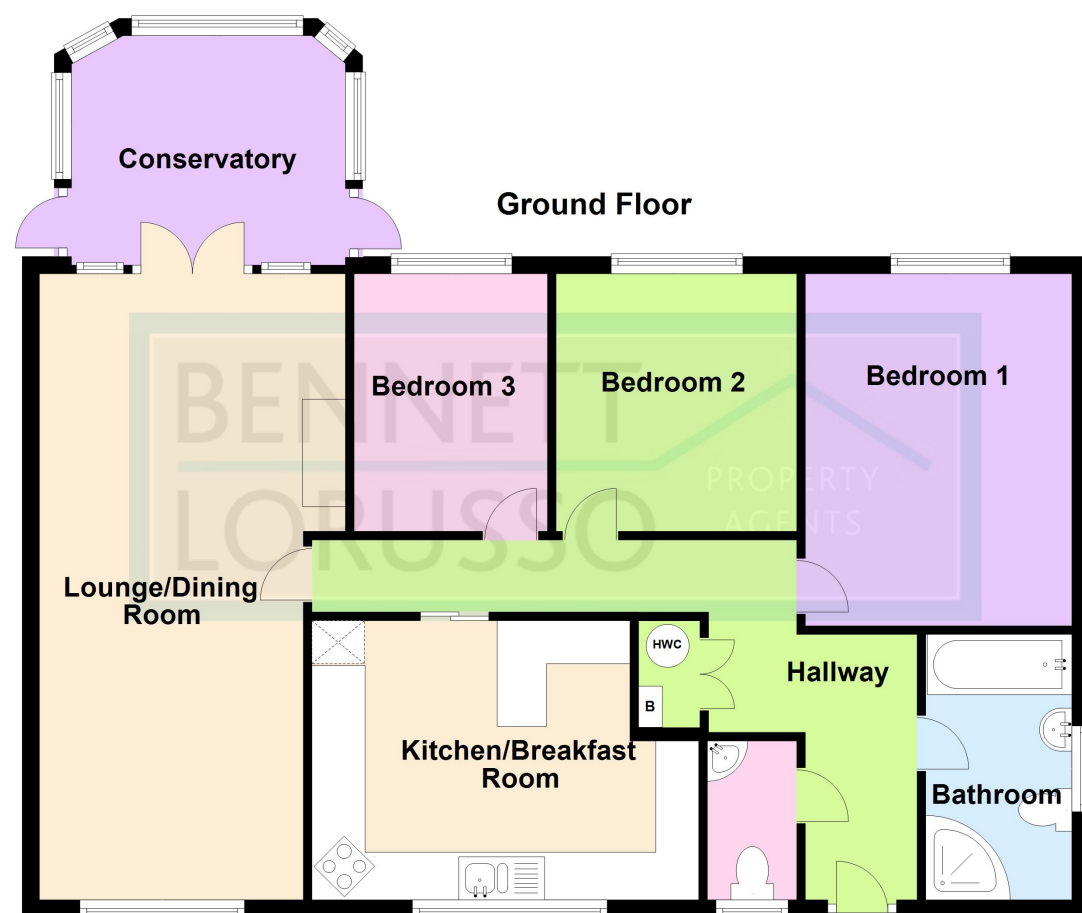
PE19 8HS.

## 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. 95.9 sq. metres (1032.1 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



35 Drake Road, Eaton Socon, St Neots, Cambridgeshire. PE19 8HS.

**OIEO £425,000**

A well presented three bedroomed detached bungalow situated in a highly regarded cul-de-sac location with a large corner plot. The spacious accommodation includes a lounge/dining room, double glazed conservatory, cloakroom, four piece bathroom and a fully fitted kitchen/breakfast room. Outside, there are well tended gardens, a good sized driveway, carport and a single garage. Early internal viewing is strongly advised and there is no forward chain.



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## Ground Floor

**Entrance Hall** UPVC double glazed entrance door, radiator, double airing cupboard, access to the left space.

**Cloakroom** Two piece suite comprising wash hand basin and low level WC, splashback tiling, double glazed window.

**Lounge/Dining Room** 7.29m x 3.56m max (23' 11" x 11' 8") (narrowing to 3.07m (10' 1" wide)) Raised feature electric fire with flame effect, TV points, display plinth and drawers, double glazed window to front, radiator, wall lighting, coving to ceiling with recessed lighting, double glazed French style doors to the conservatory.

**Kitchen/Breakfast Room** 4.50m x 3.20m (14' 9" x 10' 6") A fitted range of base and wall units, composite bowl and a quarter sink with mixer tap, ceramic hob with extractor hood and split level oven and microwave, integrated dishwasher, double glazed window to the front, breakfast bar, splashback tiling, fridge/freezer space, concealed plumbing for washing machine, plinth heater, recessed lighting to ceiling.

**Conservatory** 3.560m x 3.25m (11' 8" x 10' 8") Part brick and UPVC double glazed with a Victorian style roof, fitted blinds, power and lighting, doors out to the rear garden.

**Bedroom One** 4.10m x 3.10m (13' 5" x 10' 2") Double glazed window to the rear, radiator, Oak fronted fitted wardrobes and bridging cupboards, spot lighting to ceiling.

**Bedroom Two** 3.0m x 2.80m (9' 10" x 9' 2") Double glazed window to rear, radiator.

**Bedroom Three** 3.0m x 2.25m (9' 10" x 7' 5") Double glazed window to rear, radiator, fitted wardrobes and study desk.

**Bathroom** Four piece suite including a modern panelled bath with mixer tap and shower attachment, corner shower enclosure, vanity wash hand basin and a low level WC, splashback tiling, double glazed window, extractor fan, tiled floor, recessed lighting to ceiling.

## Exterior

**Front** Block paved with off road parking, metal gates, carport and metal gates.

**Rear Garden** A good sized corner plot, laid mainly to lawn, various plants and shrubs, fruit trees and bushes, patio, vegetable plot, timber shed, greenhouse, side access.

**Garage** With up and over door.

## Notes

FREEHOLD.  
No onward chain.  
Council tax band D £2234.12 pa.  
Brick and tile construction.  
The central heating was serviced in October 2023



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	