

## Directions

PE19 7BE.

## DATA PROTECTION ACT 1998

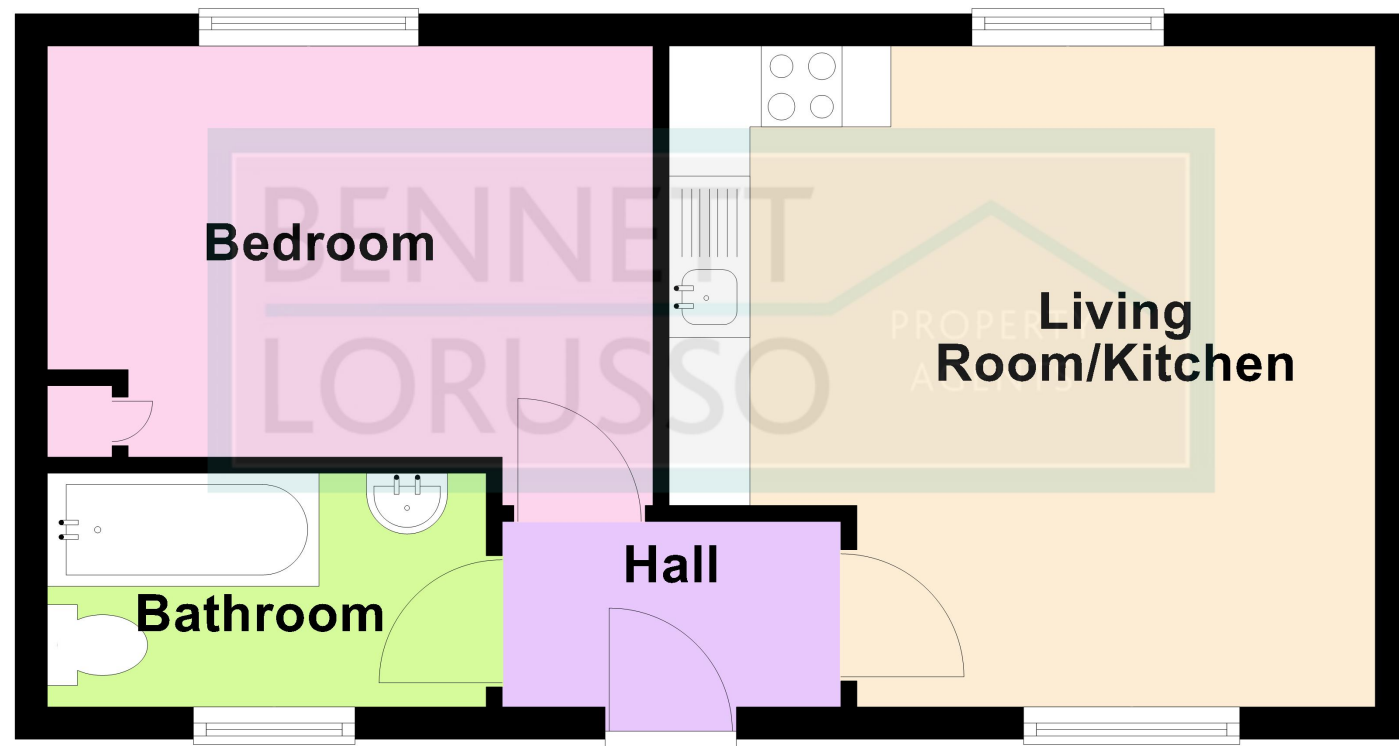
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## 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.

## Ground Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



38 The White House, St Neots Road, Eaton Ford, St Neots,  
Cambridgeshire. PE19 7BE.

**£150,000**

A neatly presented one double bedroomed single storey apartment forming part of this characterful scheme with established grounds and private parking. This FREEHOLD chain free home is easy to maintain and offers UPVC double glazing, gas fired radiator heating with a modern 'combi' boiler, bathroom with a modern three piece white suite and a double aspect living room opening on to a white fitted kitchen. Situated close to good amenities, we strongly recommend early viewing.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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Ground Floor

**Entrance Hall** UPVC double glazed entrance door, cloaks area, central heating control, wall mounted gas fired combination boiler, consumer unit.

**Living Room** 4.40m x 4.05m (14' 5" x 13' 3") Double glazed windows to the front and rear, double radiator, Cable and BT points, open on to:

**Kitchen Area** With a range of white fronted base and wall units, stainless steel sink and mixer tap, plumbing for washing machine, ceramic hob with extractor hood and electric oven under, fridge/freezer space, splashback tiling, vinyl flooring.

**Bedroom** 4.0m x 2.60m (13' 1" x 8' 6") Double glazed window to the rear, radiator, access to the loft space, single built-in wardrobe.

**Bathroom** Three piece white suite incorporating a modern panelled bath with mixer tap shower attachment, pedestal wash hand basin and WC, splashback tiling, laminate wood effect flooring, radiator, double glazed window, mirrored cabinet.

Outside

**Parking** Off road parking space.

**Gardens** Use of well tended communal gardens.

**Notes** Freehold.  
No chain.  
Council tax band A - £1645.14 pa.  
Use of communal gardens.  
Scheme maintenance charge of @ £759 pa. (TBC).



EPC

