

## Directions

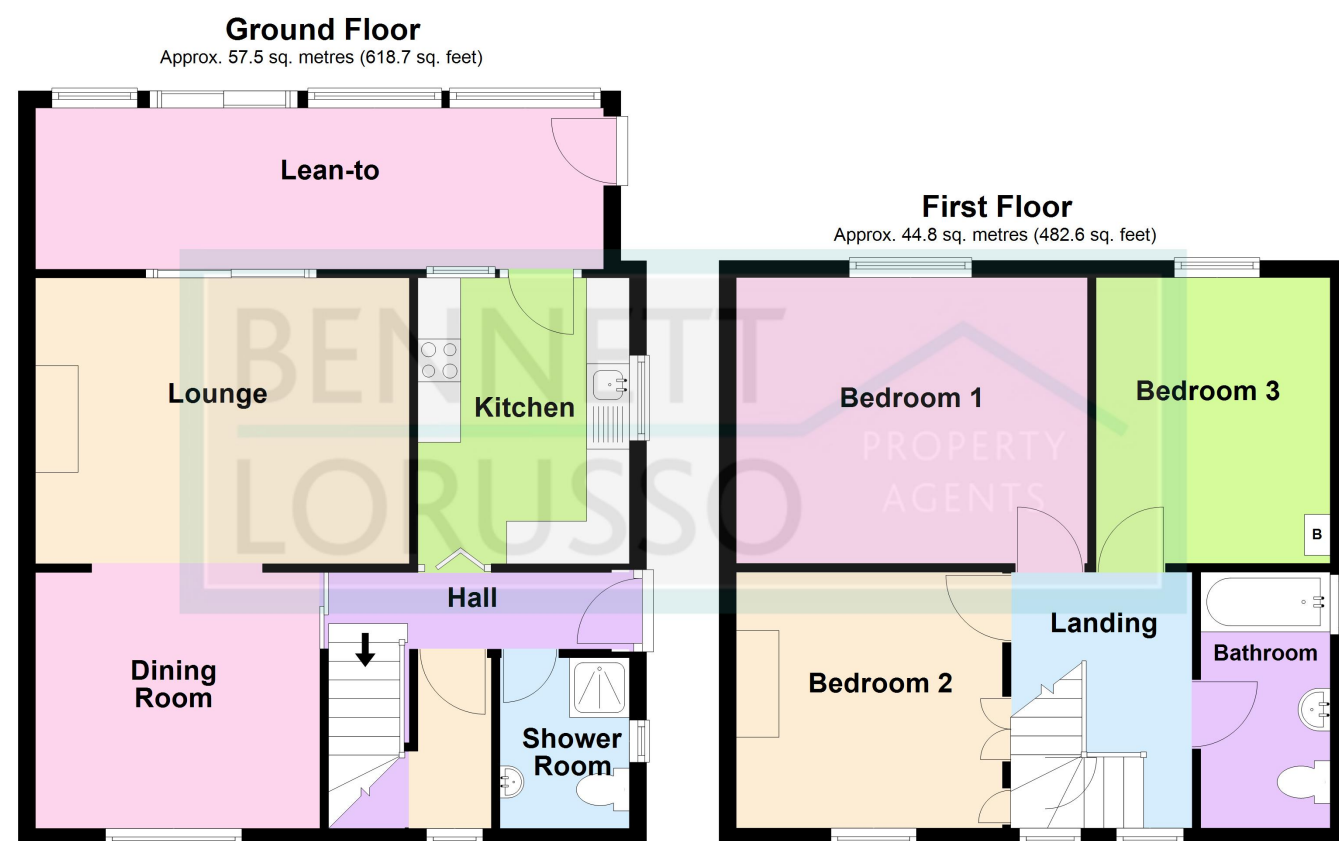
PE19 2TU.

## 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.



1 Eynesbury Green, Eynesbury, St. Neots, Cambs. PE19 2TU.

£350,000

A mature three bedroomed semi-detached home with good sized family accommodation, driveway parking and pleasant views over looking Eynesbury Green. Features include a ground floor shower room and a first floor bathroom, a living room and dining room with fireplaces, a utility room and lean-to conservatory plus a Southwest facing rear garden. With very good access to shopping, schooling and recreation facilities, early viewing is well advised!



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

**Entrance Porch** UPVC entrance door, ceramic tiled floor, courtesy light.

**Entrance Hall** Laminate wood effect flooring, stairs to the first floor, radiator.

**Cloak/Shower Room** Three piece white suite including a shower enclosure with electric shower, wash hand basin and WC, fully tiled walls, double glazed window, radiator and ceramic tiled floor.

**Utility Room** Meter cupboard, double glazed window.

**Dining Room** 3.33m x 3.0m (10' 11" x 9' 10") Double glazed window to the front overlooking the Eynesbury Green, radiator, boarded fireplace, opening on to:

**Living Room** 4.38m x 3.35m (14' 4" x 11' 0") Further boarded fireplace, wall lighting, radiator, broadband connection, sliding door to:

**Lean-to Conservatory** 6.34m x 1.89m (20' 10" x 6' 2") Fully glazed and with a door to the rear garden.

**Kitchen** 3.35m x 2.48m (11' 0" x 8' 2") Fitted with a range of painted wood base and wall units, plumbing for washing machine, splashback tiling, inset white sink with mixer tap, gas hob and electric oven, tiled walls, laminate tile effect flooring, double glazed window to the side and a door through to the lean-to conservatory.

# First Floor

**Landing** Access to the loft space.

**Bedroom One** 4.11m x 3.35m (13' 6" x 11' 0") Fitted wardrobes and cupboards, radiator, double glazed window to the rear.

**Bedroom Two** 3.35m x 2.75m (11' 0" x 9' 0") Double glazed window to front, radiator, double built-in wardrobe and cupboards, further built-in over stairs cupboards.

**Bedroom Three** 3.12m x 3.0m (10' 3" x 9' 10") Double glazed window to rear, radiator, wall mounted gas fired combination boiler.

**Bathroom** Three piece white suite comprising modern panelled bath with mixer tap and shower attachment, vanity wash hand basin and WC, splashback tiling, double glazed window, radiator, vinyl flooring.

# Outside

**Frontage & Parking** Enclosed by a hedge, various flowers and shrubs, metal gates leading to the driveway at the side for parking two to three cars.

**Rear Garden** Southwest facing, of a good size, fully enclosed and laid to lawn, paved patio, various flowers and shrubs, greenhouse, two timber sheds, tap, light and side gate.

**Notes** Freehold.  
Council tax band C - £2193.53 pa.

