

Directions

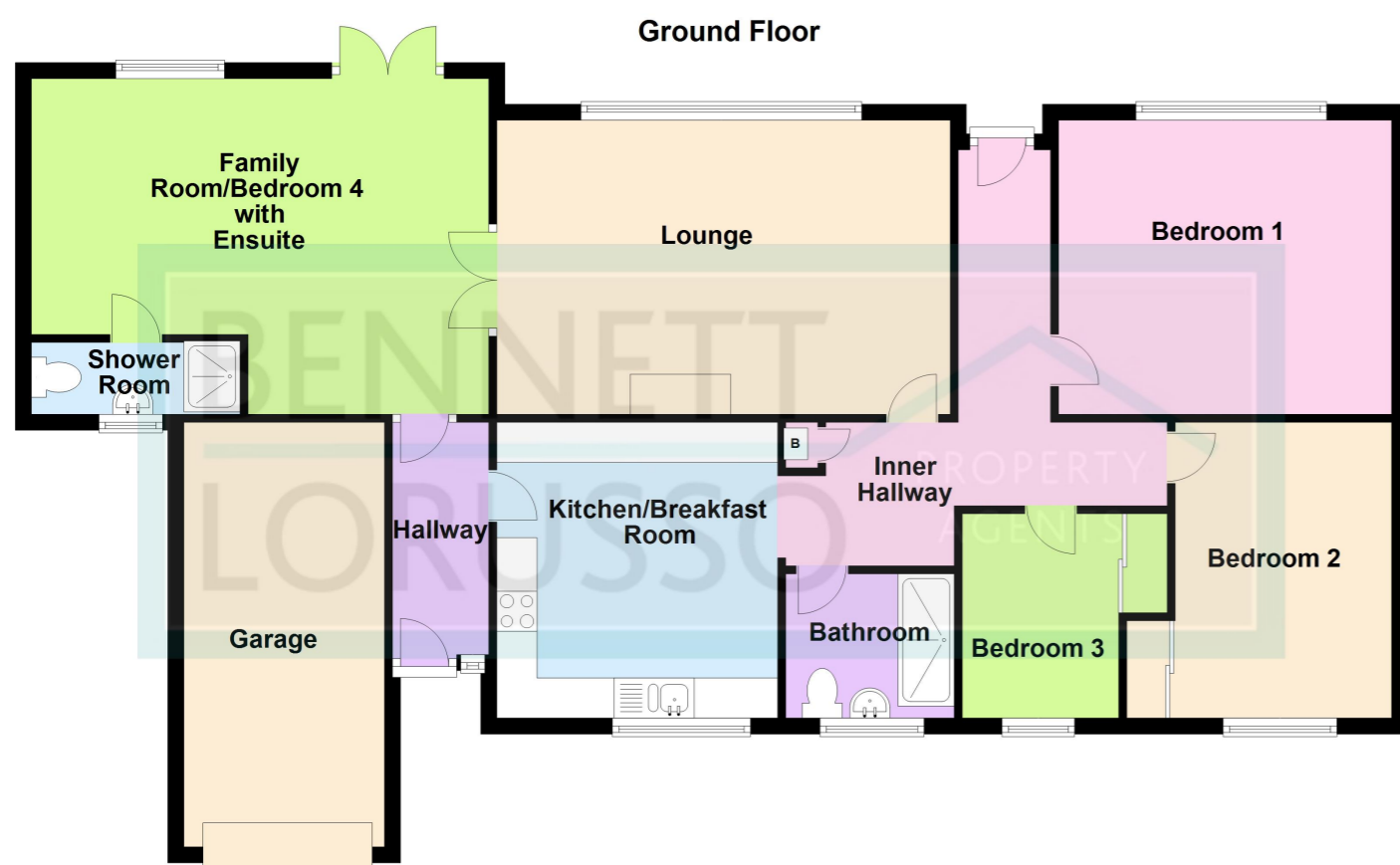
PE19 7AT.

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. 124.7 sq. metres (1342.1 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.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Tel: 01480 211777
www.bennettlorusso.co.uk

BENNETT
LORUSSO PROPERTY AGENTS



3 Blenheim Close, Eaton Ford, St Neots, Cambridgeshire. PE19 7AT.

£450,000

A rarely available opportunity to buy this extended and much improved bungalow which has never been on the market since new. Situated in a small, quiet cul-de-sac in this highly regarded location, it has easy access to the Co-op store, doctors surgery, Riverside Park and town centre. The spacious and versatile accommodation includes, two bath/shower rooms, two large reception rooms, three or four bedrooms and a kitchen/diner or breakfast room. Outside, there is a garage with driveway and good frontage and to the rear is a private, sizeable garden which backs on to a footpath and green space. This fine home is chain free and should be viewed at your earliest chance, call or email us now to book a time!

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Ground Floor

Entrance Hall UPVC double glazed entrance door, ceramic tiled floor, courtesy light, door to:

Kitchen/Diner 3.65m x 3.50m (12' 0" x 11' 6") Fitted with a range of Oak fronted base and wall units, plumbing for washing machine and dishwasher, stainless steel sink and mixer tap, electric oven and hob with extractor hood over, serving hatch, double glazed window to front, ceramic tiled floor.

Living Room 5.65m x 3.67m (18' 6" x 12' 0") Feature fireplace with stone surround and electric fire, fitted shelving, TV points, double radiator, double glazed picture window to the rear.

Family Room/Bedroom Four 5.70m x 4.40m max (18' 8" x 14' 5") Double glazed window and French style doors to the rear garden, Luxury Vinyl Tile flooring, double radiator, double doors to the Living Room and door to:

Shower Room Three piece suite comprising a fully tiled shower enclosure with electric shower, wash hand basin and low level WC, fully tiled walls and floor, shaver point, double glazed window.

Inner Hall Airing cupboard housing the gas fired combi boiler, central heating thermostat, access to the loft space with boarding, light and ladder.

Bedroom One 4.16m x 3.65m (13' 8" x 12' 0") Large wardrobes included, double glazed window to rear, radiator.

Bedroom Two 3.65m x 2.85m (12' 0" x 9' 4") Double built-in wardrobe, double glazed window to front, radiator.

Bedroom Three 2.60m x 1.95m (8' 6" x 6' 6") Double glazed window to front, radiator.

Main Bath/Shower Room Refitted with a quality modern white suite incorporating a large shower enclosure, glazed screen and electric shower, wash hand basin and low level WC, fully tiled walls and floor, double glazed window, heated towel rail.

Exterior

Front Driveway to garage, laid to lawn, vegetable plots.

Garage 5.40m x 2.50m (17' 9" x 8' 2") With electronic up and over door, power and lighting, solar panel control, work bench.

Rear Garden Of a good size, very private and fully enclosed with conifer screening, plant and shrub beds, patio, summer house, timber shed, greenhouse, compost area, side access and possible rear access on to a footpath and green space.

Notes

FREEHOLD.
Council tax band E - £2882.54 pa.
Fully owned solar panels details tbc.
White goods can be included by negotiation.
Traditional brick and tile construction.
This is a chain free probate sale and probate has been applied for, completion cannot be agreed until this has been granted.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England, Scotland & Wales	EU Directive 2002/91/EC	