

## Directions

PE19 2TA.

## 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. 120.5 sq. metres (1297.4 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  
www.bennettlorusso.co.uk

**BENNETT**  
**LORUSSO** PROPERTY AGENTS



25 St Marys Street, Eynesbury, St Neots, Cambridgeshire. PE19 2TA.

**Offers In Excess Of £400,000**

A Grade II listed, three double bed roomed property in 'Old Eynesbury' a short stroll from St Neots High Street and pleasant riverside walks. The spacious and versatile accommodation includes three reception rooms, a fitted kitchen with access to a large sun room and utility room plus access to the rear garden, on the first floor there is also a bathroom and cloakroom. Outside the private, paved garden gives access to the rear driveway with parking for at least three cars plus an additional space, in addition there is a large outbuilding which could provide POTENTIAL FOR DEVELOPMENT in to a separate dwelling.

Please contact us for further information or to book your viewing.



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

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



## Ground Floor

**Entrance Porch** Half glazed entrance door, laminate wood effect flooring, courtesy light, cloaks area, door to dining room.

**Sitting Room** 3.64m x 3.40m (11' 11" x 11' 2") Sliding sash window to front, laminate wood effect flooring, electric fire, radiator.

**Family Room** 5.67m x 2.42m (18' 7" x 7' 11") Radiator, window and half glazed door to the rear garden.

**Dining Room** 9.28m x 4.60m max (30' 5" x 15' 1") narrowing to 2.45m (8' 0") Including Kitchen. Electric fire, laminate wood effect flooring, large built-in cupboard, door and stairs to the first floor. Opening on to the Kitchen.

**Kitchen** Fitted with an extensive range of white fronted base and wall units, a 'range style cooker, plumbing for dishwasher, stainless steel sink and mixer tap, radiator, window to the side, part glazed door to the sun room and French style doors to the rear garden.

**Sun Room** 6.05m x 2.47m (19' 10" x 8' 1") With UPVC double glazed windows, radiator, power and lighting, plumbing for washing machine, fitted store cupboards, recently renewed and insulated flat roof, double doors to the rear garden.

## First Floor

**Landing** Doors off to:

**Bedroom One** 4.52m x 3.67m (14' 10" x 12' 0") Two sash windows to the front with fitted blinds, radiator, shelved recess.

**Bedroom Two** 3.69m x 2.71m (12' 1" x 8' 11") Sash style window to front, radiator, wall lighting, access to the loft space with light.

**Bedroom Three** 3.82m x 2.76m (12' 6" x 9' 1") Window to rear, radiator.

**Bathroom** Three piece white suite comprising corner bath with electric shower over, pedestal wash hand basin and low level WC, double glazed window, heated towel rail, fully tiled walls.

**Cloakroom** Two piece white suite incorporating a wash hand basin and low level WC, extractor fan, wall mounted gas fired boiler.

