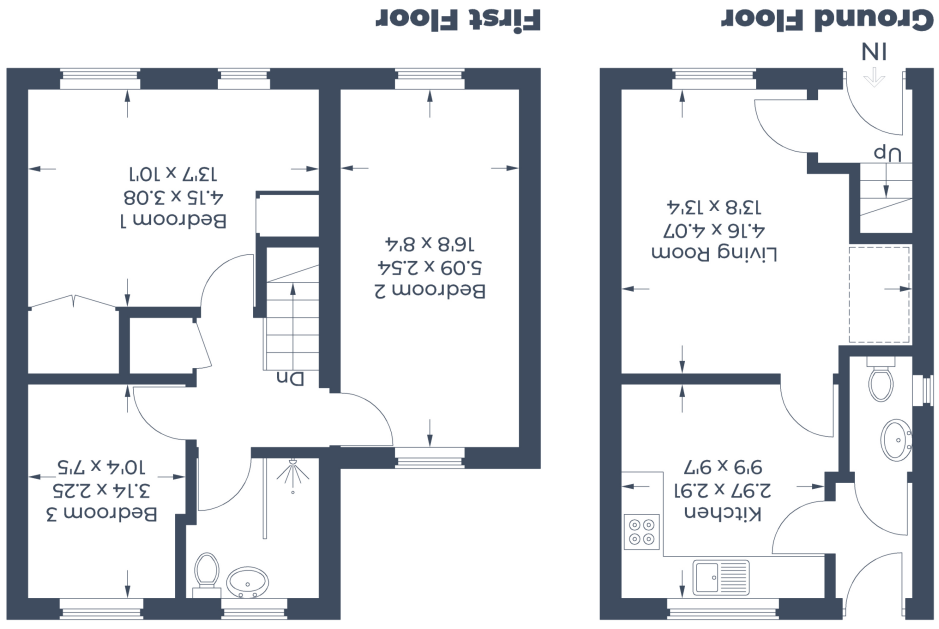


Illustration for identification purposes only. Measurements are approximate, not to scale. © CJ Property Marketing Produced for Peter & Lane



= Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area  
 Ground Floor = 30.3 sq m / 326 sq ft  
 First Floor = 44.6 sq m / 480 sq ft  
 Total = 74.9 sq m / 806 sq ft





## 15 Flawn Way, Eynesbury, St Neots, Cambridgeshire PE19 2JT Offers in Region Of £290,000



- A well presented Three Bedroom Property
- Refitted Family Shower room
- Private Enclosed Rear Garden
- Three Good size Bedrooms
- OFFERED WITH NO CHAIN
- GARAGE AND PARKING TO THE REAR
- Ground floor Cloakroom/ WC
- Gas Radiator central heating & double glazing
- Close to amenities to include schooling, leisure centre, Tescos and parkland
- EARLY INTERNAL INSPECTION HIGHLY RECOMMENDED.

### Ground Floor

#### Entrance Hall

Approached via entrance door to front aspect, staircase rising to first floor landing, radiator, coving to ceiling, smoke detector. Door leading to Lounge.

#### Lounge

4.090m x 3.241m (13' 5" x 10' 8" plus recess area). Double glazed window to front aspect, under stairs recess area, coving to ceiling, sunken halogen spot lighting to ceiling, radiator, television point, telephone point. Part glazed door leading to Kitchen Diner.

#### Kitchen Diner

3.129m x 2.969m (10' 3" x 9' 9"). Double glazed window to rear aspect. A fitted kitchen comprising of inset single drainer stainless steel sink unit with cupboards under, a range of base and wall mounted cupboards, incorporating drawer units with complimentary work surface over, tiled splash back surrounds, integrated gas hob with extractor fan over, built in double electric oven, plumbing for automatic washing machine, space for fridge and freezer, sunken halogen spotlighting to ceiling, coving to ceiling, radiator, tiled floor. Door leading to Rear Hall.

#### Rear Hall

Half glazed door leading out to the rear garden, coving to ceiling, tiled floor. Door leading to Cloakroom / WC.

#### Cloakroom / WC

Double glazed window to side aspect, fitted white suite comprising of pedestal wash hand basin, low level WC, tiled splash back surrounds, sunken halogen spot lighting to ceiling, radiator, tiled floor.

### First Floor

#### First Floor Landing

Built in airing cupboard housing Combi central heating boiler, coving to ceiling, fitted smoke detector, fitted carbon monoxide detector, access to main loft space. Doors leading off to bedrooms and family Shower Room.

#### Bedroom One

4.20m x 3.10m (13' 9" x 10' 2"). Two double glazed windows to front aspect, built in double wardrobe offering hanging and shelved storage space, television point, telephone point, radiator, coving to ceiling, dimmer switch.

#### Bedroom Two

5.127m x 2.551m (16' 10" x 8' 4"). Double glazed windows to both front and rear aspect, two radiators, coving to ceiling, second loft access.

#### Bedroom Three

3.213m x 2.270m (10' 6" x 7' 5"). Double glazed window to rear aspect, radiator, coving to ceiling.

#### Family Shower Room

Double glazed window to rear access. A refitted white suite comprising of low level WC, pedestal wash hand basin and walk in fully tiled double shower cubicle, tiled splash back surrounds, radiator, extractor fan.

#### Outside

The private rear garden is fully fenced and wall enclosed and laid mainly to lawn with established flower and shrub borders, there is a raised decked entertainment area to the rear of the garden, outside water tap, and a side gate which leads to the garage and parking area.

#### Garage and Parking

There is a single brick built garage which is situated in a block to the rear of the property which has a metal up and over door, pitch roof, power and light connected. There is also an additional parking space to the front of the garage. (The garage is the end garage closest to the house with a blue door).

#### Agents Notes

We have been advised by the seller that the annual Management charge is approximately £300 per annum which covers the maintenance of the communal parking areas on the estate.

#### Viewing

If you have any questions relating to the property or would like to arrange a viewing, then please contact the St Neots Office on 01480 406400.

