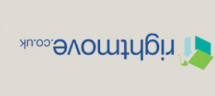


Energy Efficiency Rating	
Current Rating	Very Energy Efficient - Lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very Energy Efficient - Higher running costs	
England, Scotland & Wales	

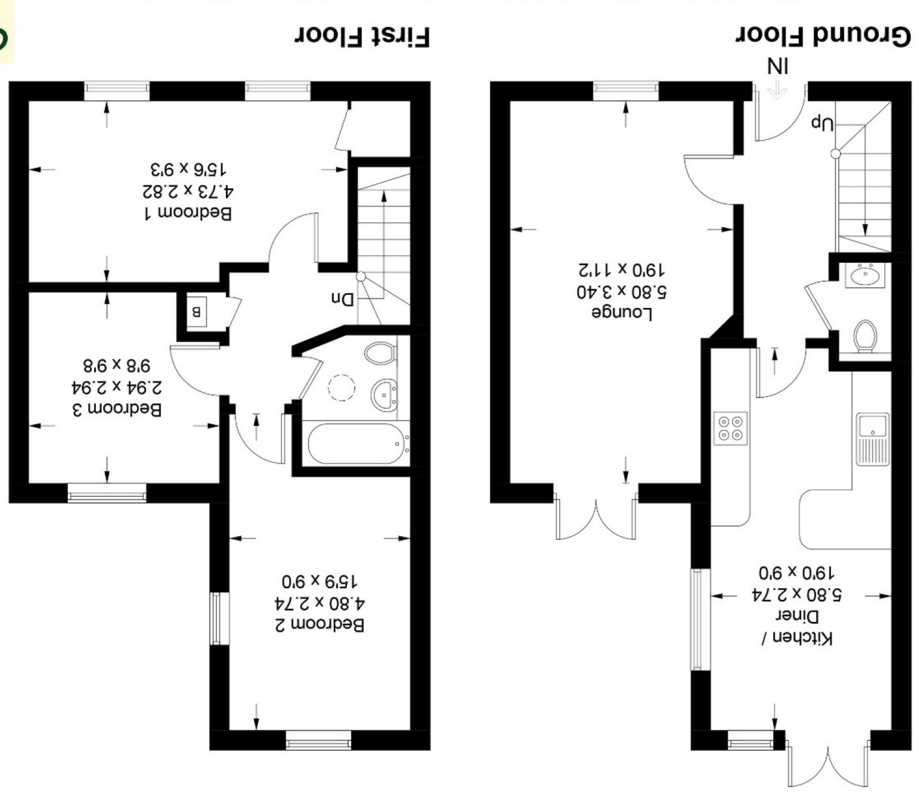


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID762754)
Housepix Ltd

Berkley St. Eynesbury, St. Neots, PE19 2NB
Approximate Gross Internal Area = 88.4 sq m / 951 sq ft



- Close to town centre.
- Modern build with a traditional style.
- Enclosed garden.
- Three bedrooms.
- Downstairs W.C.
- Allocated parking at the rear.

Ground Floor

Accommodation

Door to

Hallway

stairs to First Floor Landing with storage under, radiator, tiled floor

Cloakroom

W.C and vanity wash hand basin, tiled floor

Kitchen & Dining Room

5.80m x 2.74m (19' x 9') base and eye level cupboards, worksurface with inset stainless steel sink and drainer unit, decorative wall splashbacks, integrated fan assisted oven, halogen hob with extractor, dishwasher and washing machine/tumble dryer, radiator, window to the side aspect, French doors to the garden

Sitting Room

5.80m x 3.40m (19' x 11' 2") dual aspect with French doors to the garden, TV/telecom points, two radiators, window to the front aspect

First Floor

First Floor Landing

access to the loft space, cupboard housing gas fired combination boiler

Bedroom One

4.73m x 2.82m (15' 6" x 9' 3") fitted wardrobe, radiator, two windows to the front aspect

Bedroom Two

4.80m x 2.74m (15' 9" x 9') radiator, windows to the side and rear aspect

Bedroom Three

2.94m x 2.94m (9' 8" x 9' 8") radiator, window to the rear aspect

Bathroom

panel bath with shower over and glazed shower screen, WC and wash hand basin, splashback wall tiling, heated towel radiator, tiled floor

Garden

enclosed rear garden laid to lawn with extensive patio area, bin store and additional storage shed, gated access to the parking area

Parking

one allocated parking space at the rear of the property

