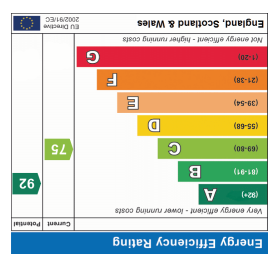


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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

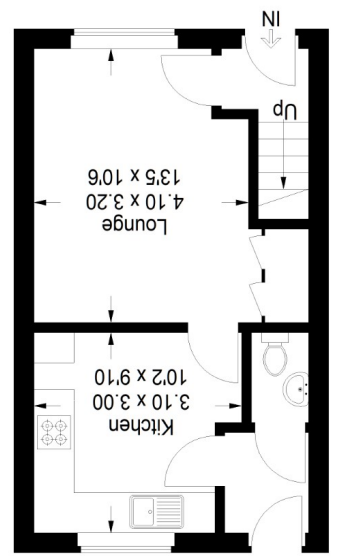


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1051468)

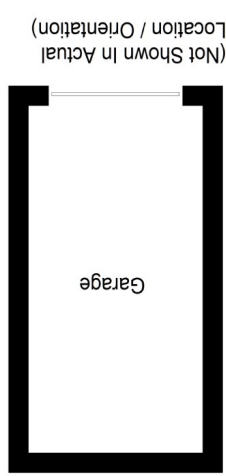
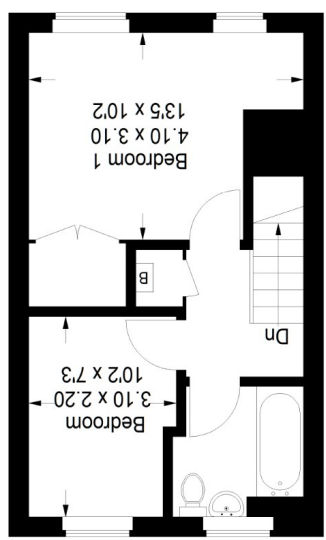


Housepix Ltd

Ground Floor



First Floor



Approximate Gross Internal Area
 59.8 sq m / 644 sq ft
 Garage = 13.8 sq m / 149 sq ft
 Total = 73.6 sq m / 793 sq ft

Chesterfield Way Eynesbury St Neots PE19 2JY





- TWO DOUBLE BEDROOM MODERN TERRACE
- Double Glazed and Gas Radiator central heating
- Enclosed Rear Garden
- Offered with No Chain
- Garage and one allocated parking space
- Downstairs Cloakroom /WC
- Ideal FIRST TIME BUY or INVESTMENT property.

Ground Floor

Entrance Hall

Approached via Entrance door to front aspect, laminate flooring, Staircase rising to first floor landing, radiator. Door leading to Lounge

Lounge

4.105m x 3.247m (13' 6" x 10' 8") Double glazed window to front aspect, television point, telephone point, radiator, laminate flooring, coving to ceiling, under stairs storage cupboard, wall lights. Door leading through to

Kitchen Diner

3.1m x 3m (10' 2" x 9' 10"). Double glazed window to rear aspect. Fitted kitchen comprising of inset single drainer stainless steel sink unit with cupboards under, and range of base and wall mounted cupboards incorporating drawer units, complimentary work surface over, tiled splashback surrounds, built in electric oven and hob with cooker hood over, plumbing for automatic washing machine, space for fridge freezer, radiator. tiled floor, coving to ceiling, half glazed door leading to

Rear Hall

Door leading out to the rear garden, tiled floor. Door leading to

Downstairs Cloakroom / WC

Fitted white suite comprising of low level WC, pedestal wash hand basing, tiled splashback surrounds, tiled floor, radiator, extractor fan.

First floor

First Floor Landing

Smoke detector, carbon monoxide alarm, access to loft space, built in cupboard housing combination boiler. Doors leading off to Bedrooms and Bathroom.

Bedroom One

4.1m x 3.1m (13' 5" x 10' 2"). Two double glazed windows to front aspect, radiator, built in double wardrobe with hanging rail, coving to ceiling, television point.

Bedroom Two

3.144m x 2.231m (10' 4" x 7' 4"). Double glazed window to rear aspect, radiator, coving to ceiling.

Bathroom /WC

Double glazed window to rear aspect, fitted white suite comprising of low level WC, pedestal wash hand basin and side panelled bath with shower over, fitted shower screen, tiled splashback surrounds, radiator, laminate flooring.

Outside

The front garden is hedgerow enclosed and laid mainly to lawn with pathway leading to the front door. The rear garden is fully fence enclosed with decked patio area, lawn area, timber storage shed and rear gated access.

Garage

There is a single garage situated in a block of three to the rear of the property. The garage belonging to number 21 is the middle garage with remote control door. There is also an allocated parking space belonging to the property.

Service Charge

There is an annual service charge of approximately £100 per annum to cover the maintenance of the estate roads and parking area.

Agents Notes

If you have any questions with regards to the property and would like to arrange a viewing, please contact our St Neots office on (01480) 406400.

