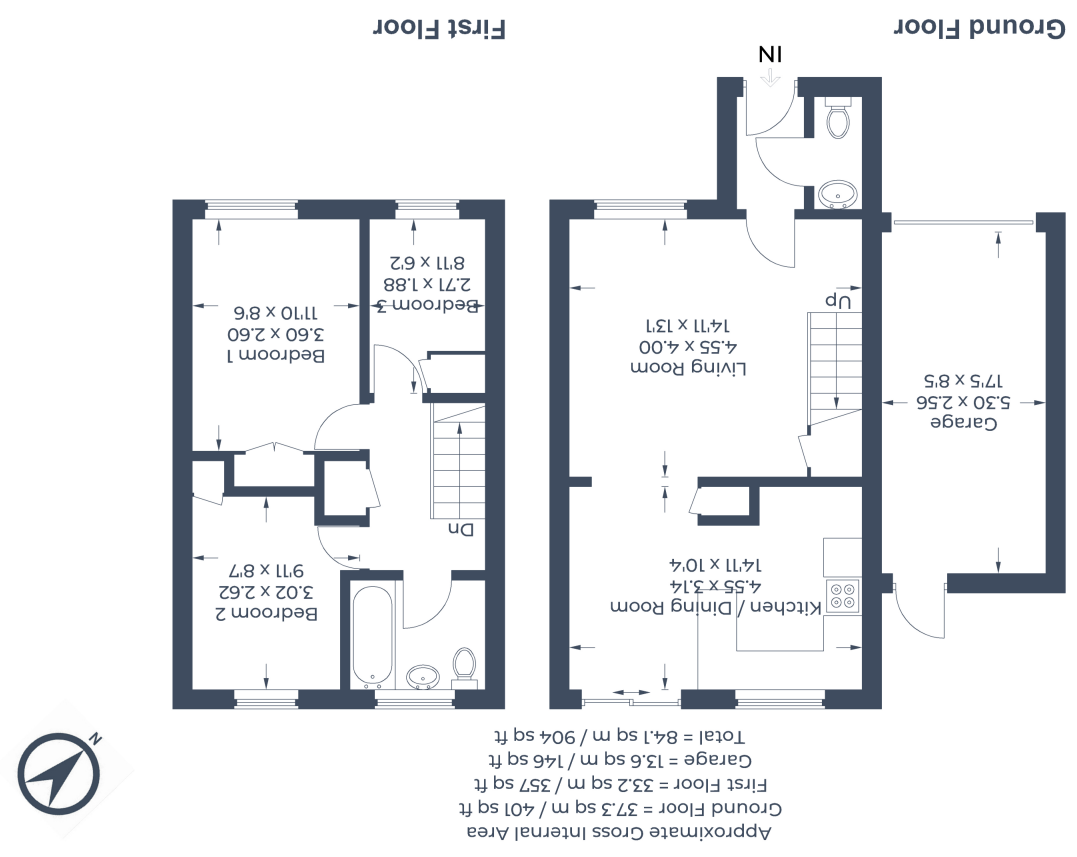


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



England, Scotland & Wales	
Energy Rating	Energy Efficiency - higher ratings are better
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	29-38
G	1-28

Illustration for identification purposes only.
 measurements are approximate, not to scale.
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2 Cawdor Place, Eynesbury, St Neots, Cambridgeshire PE19 2RW £295,000

- 3 BEDROOM LINK DETACHED PROPERTY
- Gas radiator central heating
- Enclosed Rear Garden
- Cul-de-sac location
- Requires some general updating and modernisation
- Attached Single garage and driveway
- Replacement PVC Double Glazing throughout
- Downstairs Cloakroom /WC
- Close to amenities to include schooling, leisure centre, Tescos and parkland

Ground Floor

Entrance Hall

Approached via entrance door to front aspect, doors leading off to Lounge and downstairs Cloakroom/WC

Cloakroom /WC

Double glazed window to front aspect, fitted low level WC, wall wash hand basin, tiled splashback surrounds, radiator.

Lounge

4.007m x 4.553m (13' 2" x 14' 11"). Double glazed window to front aspect, Staircase rising to first floor landing with under stairs storage cupboard, radiator, television point, central heating thermostat. Archway through to Kitchen Diner

Kitchen Diner

4.581m x 3.221m (15' 0" x 10' 7"). Double glazed window to rear aspect and sliding double glazed patio doors leading out to the rear garden. Single drainer stainless steel sink unit, base and wall cupboards, plumbing for automatic washing machine, space for fridge freezer.

First Floor

First floor landing

Access to loft space, built in cupboard housing combi central heating boiler. A new boiler was installed approximately 3 years ago and is serviced yearly. Doors leading off to bedrooms and bathroom.

Bedroom One

3.625m x 2.626m (11' 11" x 8' 7"). Double glazed window to front aspect, radiator, built in double wardrobe.

Bedroom Two

3.029m x 2.399m (9' 11" x 7' 10"). Double glazed window to rear aspect, radiator, built in single wardrobe.

Bedroom Three

2.065m x 1.889m (6' 9" x 6' 2") . Double glazed window to front aspect, radiator, over stairs storage cupboard.

Bathroom

Double glazed window to rear aspect, fitted white suite comprising of low level WC, pedestal wash hand basin and side panelled bath, tiled splash back surrounds, shaver point, radiator.

Outside

Garden

The front garden is laid mainly to lawn with flower and shrub borders. Driveway to the side of the property offering off road parking leading to the attached garage. The rear garden is private and enclosed with paved patio area, lawn area, mature flower, shrubs and bushes, outside water door. There is also a door from the rear garden into the garage.

Garage

A single attached brick built garage with metal up and over door, power and light connected, door to rear garden. To the front of the garage is a driveway offering off road parking.

Agents Notes

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

