

Directions

PE19 2SP.

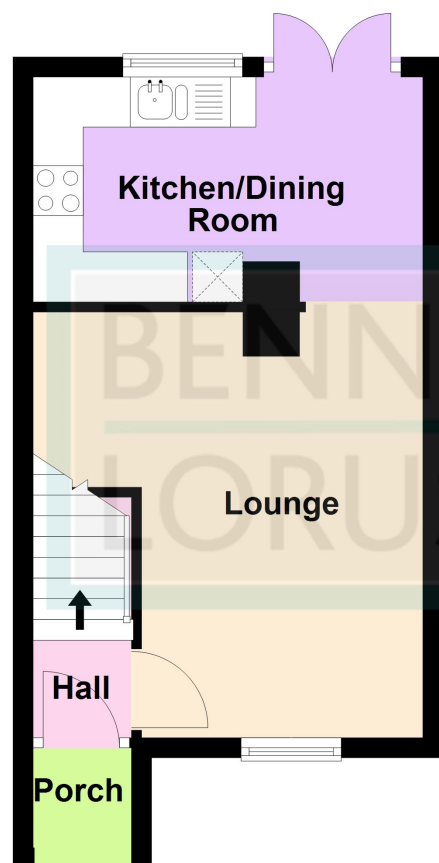
DATA PROTECTION ACT 1998

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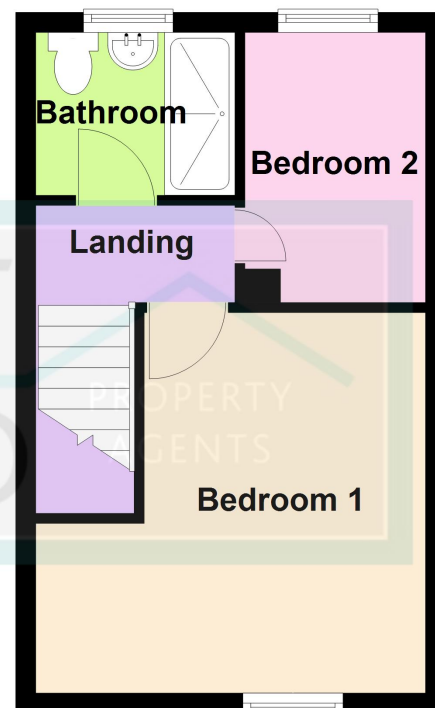
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

Ground Floor



First Floor



Total area: approx. 52.8 sq. metres (567.9 sq. feet)

Tel: 01480 211777
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**BENNETT
LORUSSO** PROPERTY
AGENTS



24 Carisbrooke Way, Eynesbury, St Neots, Cambridgeshire. PE19 2SP.

OIEO £250,000

A very smart two bedroom semi-detached property, much improved by the present owners to provide a bright and contemporary home. Features include a modern living room to the front with laminate flooring, a quality refitted kitchen/diner to the rear with integrated appliances, UPVC double glazing, gas fired radiator central heating and a stylish bathroom with large shower enclosure. Outside there is private parking immediately to the front and a Southwest facing rear garden with artificial lawn and timber decking. Early viewing is strongly advised!



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Ground Floor

Storm Porch Composite front door, gas and electric meters, courtesy light.

Entrance Hall Radiator, stairs to the first floor, door to living room.

Living Room 4.50m x 3.92m (14' 9" x 12' 10") Double glazed window to the front, understairs recess, laminate wood effect flooring, broadband connection, radiator, opening on to:

Dining Area Radiator, laminate wood effect flooring, double glazed French style doors to the rear garden.

Kitchen 3.92m x 3.16m inc. dining area (12' 10" x 10' 4") Fitted with a good range of modern base and wall units, integrated dishwasher, washing machine and fridge/freezer, stainless steel bowl and 1/2 sink with mixer tap, solid wood work surfaces, induction hob with stainless steel splashback and extractor hood, electric oven, built-in broom cupboard, double glazed window to rear, laminate wood effect flooring.

First Floor

Landing Access to the loft space, door to:

Bedroom One 3.92m x 3.85m max (12' 10" x 12' 8") Double glazed window to front, radiator, cupboard housing the gas fired combination boiler, double built-in wardrobe, laminate wood effect flooring, over stairs recess.

Bedroom Two 2.94m x 1.90m (9' 8" x 6' 3") Double glazed window to rear, radiator, laminate wood effect flooring.

Bathroom Three piece white suite comprising large double shower enclosure with sliding doors, vanity wash hand basin and WC with concealed cistern, full waterproof boarding to walls, vinyl flooring, double glazed window, shaver point, heated towel rail.

Exterior

Parking Private space, immediately in front of the house.

Rear Garden Southwest facing, two areas of timber decking, an artificial lawn and water tap.

Notes Freehold.
Council tax band B - £1919.34 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	71	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC