

Directions

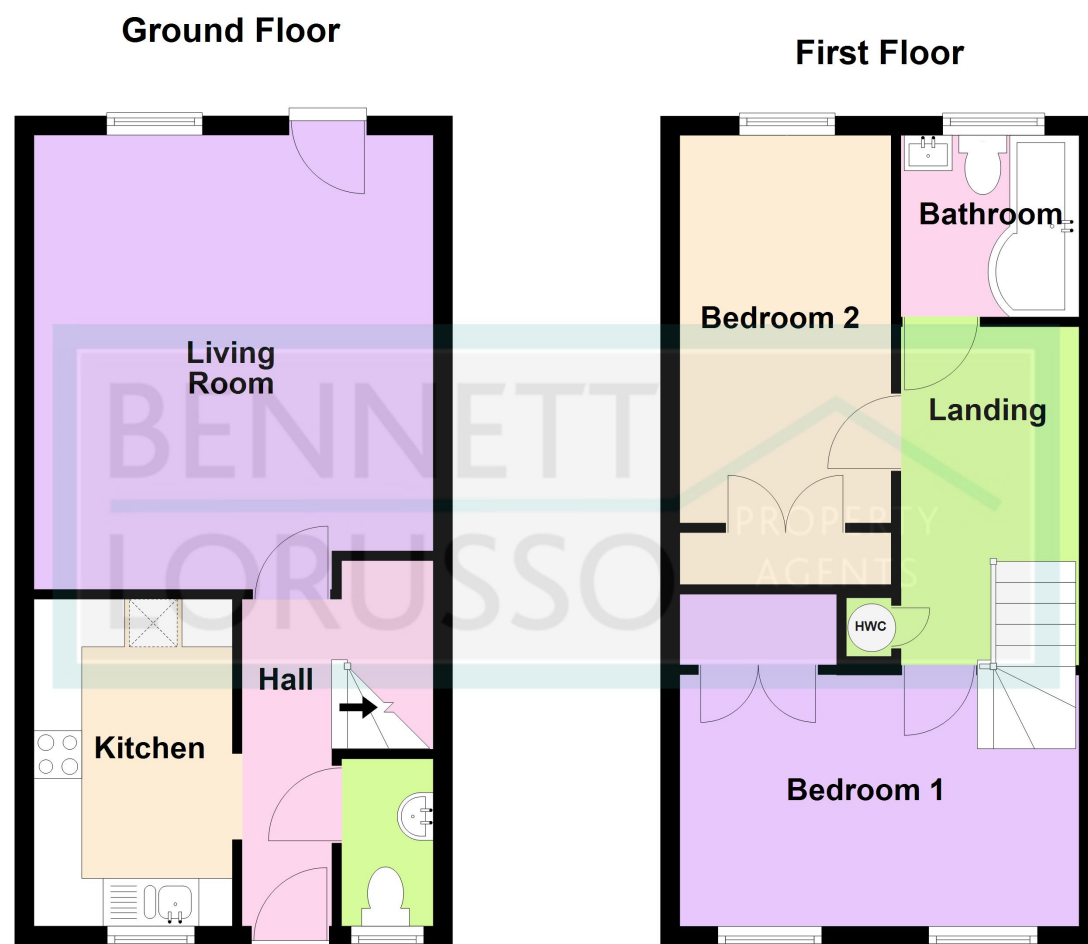
PE19 2JU.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

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.



Total area: approx. 69.0 sq. metres (742.8 sq. feet)

Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



7 Cook Drive, Eynesbury, St Neots, Cambridgeshire. PE19 2JU.

£270,000

A spacious and well designed two double bedroomed home with a good sized South facing rear garden, private parking space and visitor parking. This smart and contemporary property has been well cared for and includes entrance hall, cloakroom, a white fitted kitchen to the front, a generously sized living room with access to the garden and a modern quality fitted bathroom. A great first or second home and we strongly advise early viewing!



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Ground Floor

Entrance Hall Part double glazed entrance door, radiator, stairs to the first floor.

Cloakroom Two piece white suite incorporating a wash hand basin and WC, radiator, double glazed window.

Living/Dining Room 4.7m x 4.25m (15' 5" x 13' 11") TV connections including satellite, two radiators, under stairs cupboard, central heating thermostat, double glazed window and half glazed door to the rear garden.

Kitchen 3.42m x 2.05m (11' 3" x 6' 9") Fitted with a range of white shaker style base and wall units, stainless steel sink and mixer tap, splashback tiling, wall mounted gas fired boiler, double glazed window to the front, plumbing for washing machine, gas hob and electric oven with extractor hood over, fridge/freezer space, tall broom/larder cupboard.

First Floor

Landing Airing cupboard, radiator, access to the loft space with ladder, lighting and extensive boarding.

Bedroom One 4.25m x 2.7m (13' 11" x 8' 10") Double built-in wardrobe, radiator, two double glazed windows to the front.

Bedroom Two 4.69m x 2.21m (15' 5" x 7' 3") Two fitted wardrobes with central drawers and shelving, radiator, double glazed window to rear.

Bathroom Refitted with a stylish three piece white suite comprising a shower P shape bath with dual head shower and screen, vanity wash hand basin and close coupled WC, waterproof boarding, fitted cupboards, double glazed window, extractor fan, electric and heating fired towel rail, vinyl flooring.

Outside

Front Artificial lawn,

Rear Garden South facing, fully enclosed and laid to lawn, patio, external power point, light and tap, timber shed, side access gate to the parking area.

Parking Parking space and visitor parking in the courtyard to the side of the property.

Notes Freehold.
Council tax band
Estate Management Charge @ £27 pcm.



EPC

