

Directions

PE19 1SL.

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.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



7 Greenfields, St Neots, Cambridgeshire. PE19 1SL.

£325,000

An established two double bedroom semi-detached bungalow well located with good access to local amenities. This well presented chain free home includes, a modern fitted kitchen and bath/shower room, spacious lounge and conservatory, UPVC double glazing, fitted solar panels and gas fired radiator central heating. Externally there is a good sized rear garden, single garage adjacent with an electronic rollover door and driveway parking. Early viewing is strongly advised.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

Ground Floor

STORM CANOPY With courtesy light and Composite entrance door to;

EXTENDED ENTRANCE HALL Radiator, laminate wood effect flooring, double glazed window to the front, airing cupboard, access to the roof space housing the gas fired combination boiler with part boarding, lighting and highly insulated.

BATH/SHOWER ROOM Fitted with a modern three piece white suite comprising a corner shower enclosure with mixer shower, wash hand basin and low level WC, double glazed window, chrome heated towel rail, splashback and floor tiling, shaver point, recessed lighting to ceiling.

BEDROOM ONE 4.45m x 3.3m (14' 7" x 10' 10") Double glazed bow window to front, radiator, laminate wood effect flooring, two double wardrobes with sliding doors, TV point, coving to ceiling.

BEDROOM TWO 3.63m x 2.9m (11' 11" x 9' 6") Double glazed window to rear, radiator, laminate wood effect flooring, coving to ceiling.

KITCHEN 3.32m x 2.6m (10' 11" x 8' 6") Fitted with a good range of modern white fronted base and wall mounted units, Quartz covered work surfaces, induction hob with extractor hood over and split level electric oven with warming drawer, ceramic tiled floor and splash backs, pull-out larder and spice rack, corner carousel units, cupboard under lighting, fridge/freezer space, plumbing for washing machine and dishwasher, composite sink unit with mixer tap, recessed lighting to ceiling, double glazed window and half glazed door to the side.

LOUNGE 3.8m x 3.3m (12' 6" x 10' 10") Double radiator, TV connections, laminate wood effect flooring, coving to ceiling, bi-folding doors opening on to the conservatory.

CONSERVATORY 3.8m x 2.9m (12' 6" x 9' 6") Part brick and UPVC double glazed, radiator, power and lighting, laminate wood effect flooring, double doors to the rear garden.

EXTERIOR

FRONT GARDEN Laid mainly to gravel and enclosed by a low brick wall, block paved driveway to garage and side access gate to the rear garden.

REAR GARDEN Approx. 14m (45') in length. Of a good size, private, fully enclosed with various plants, flowers, young fruit trees, herbs and shrubs, large paved patio, timber shed with power and lighting, composting area, tap, exterior lighting and power points.

GARAGE 5.10m x 2.60m (16' 9" x 8' 6") With electronic rollover door, power and lighting, double glazed window and personal door.

Notes FREEHOLD.
Council tax band - B £1919.34 pa.
No chain.
Fitted and fully owned solar panels for green and economic electricity generation.



EPC

