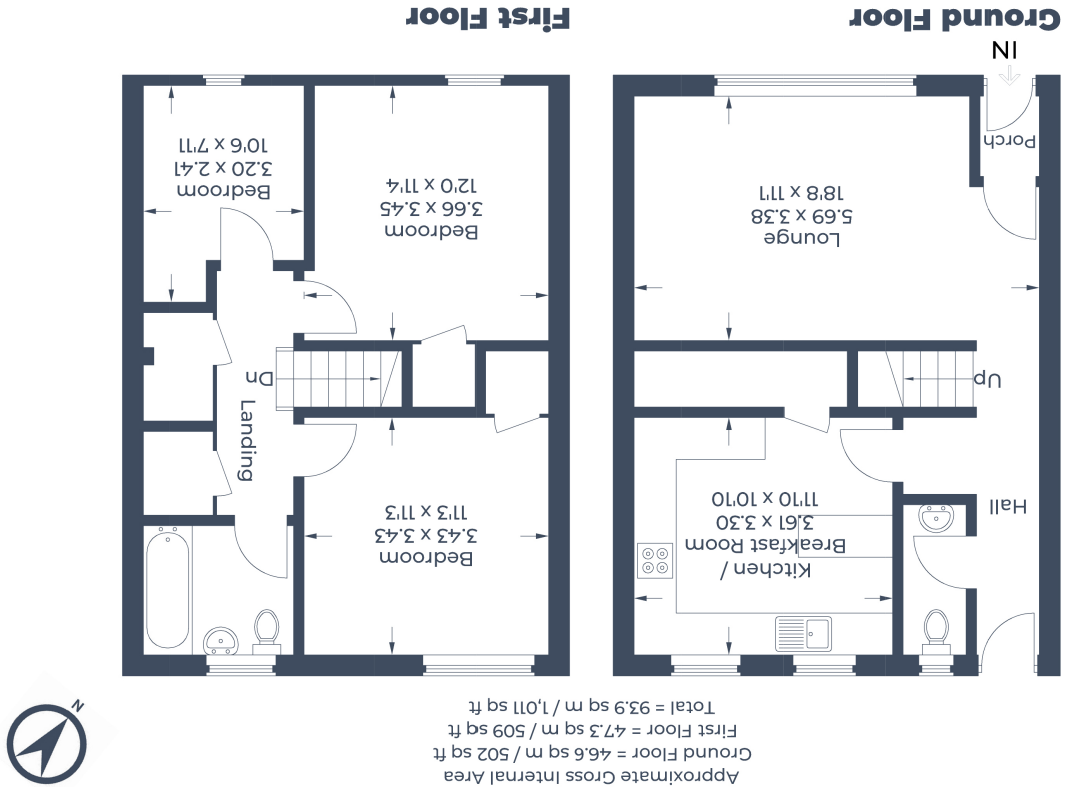


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(49-54)
F	(41-48)
G	(1-40)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Standard 2002/91/EC	



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measurements are approximate, not to scale.
Illustration for identification purposes only.



126 Springbrook, Eynesbury, St Neots, Cambridgeshire PE19 2EB £260,000

- Price Guide £260,000 - £270,000
- Three good sized bedrooms
- Walking distance of both the Railway Station and the town centre
- Offered with NO CHAIN
- Well presented three bedroom family home
- Contemporary Kitchen & Bathroom
- Established location close to schools

ACCOMMODATION

composite door to:

Entrance Hallway

staircase rising to First Floor Landing, radiator

Cloakroom

refitted suite to comprise wash hand basin and W.C., frosted window

Kitchen & Dining Room

3.70m x 3.30m (12' 2" x 10' 10") to comprise an array of recently fitted wall mounted and base level storage cupboard units, fitted worksurfaces with inset sink unit, integrated fan assisted oven with gas hob over and extractor, plumbing for front loading washing machine, two windows to the front aspect

Lounge

5.7m x 3.35m (18' 8" x 11' 0") radiator, window to the rear aspect, door to the rear inner porch

Porch

glazed door to the outside

First Floor Landing

two storage cupboards, access to the loft space

Bedroom One

3.4m x 3.4m (11' 2" x 11' 2") radiator, storage cupboard, window to the rear aspect

Bedroom Two

3.5m x 3.3m (11' 6" x 10' 10") radiator, storage cupboard, window to the front aspect

Bedroom Three

3.1m x 2.3m (10' 2" x 7' 7") radiator, window to the rear aspect

Family Bathroom

three piece contemporary suite to comprise panel bath with shower over, vanity wash hand basin with cupboard storage below and W.C., heated towel radiator, frosted window to the front

Outside

low maintenance rear garden paved with gated access leading to the parking area

front garden part enclosed with lavender and shrubbery

