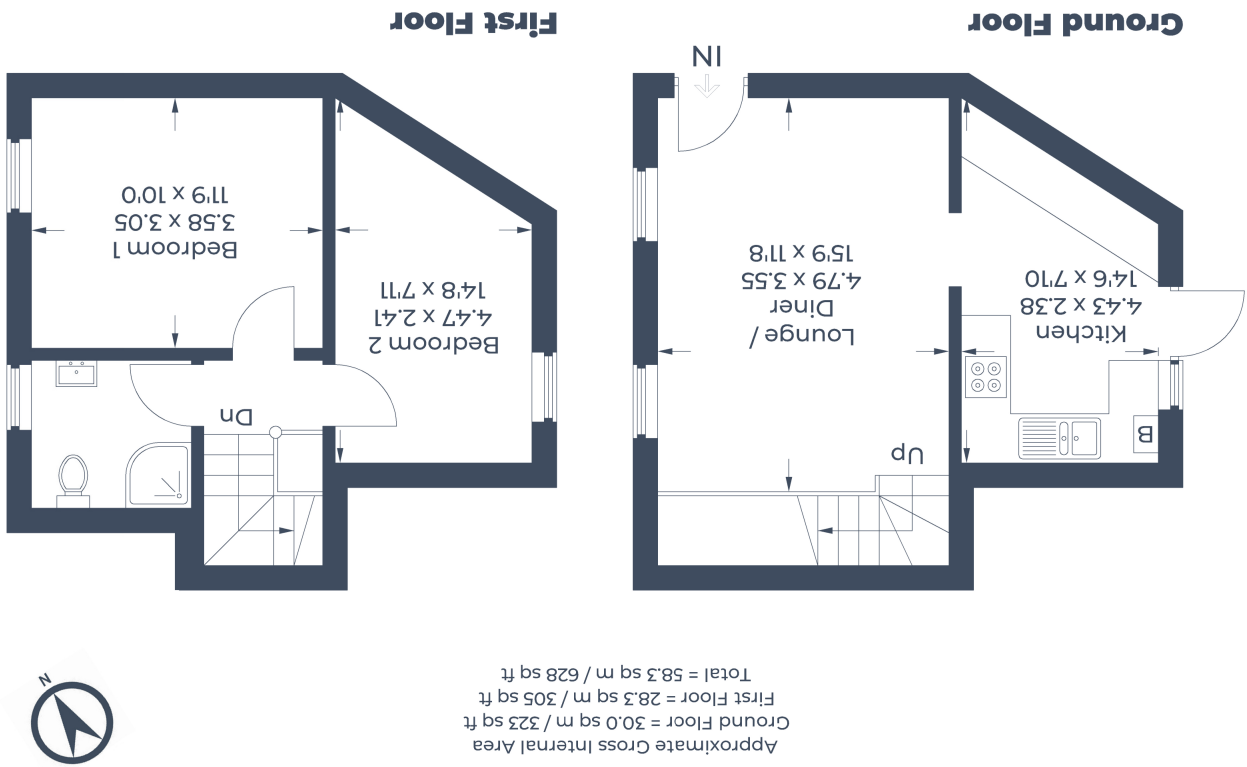


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Energy Efficiency Rating	
Current	Potential
92	78
Very energy efficient - lower running costs	
A	
(92-100)	
B	
(81-91)	
C	
(69-80)	
D	
(55-68)	
E	
(39-54)	
F	
(21-38)	
G	
(1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/1/10	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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4 The Granary, Ackerman Street, Eaton Socon, St Neots PE19 8AD

£279,995

- RENOVATED FULLY IN 2022.
- MEWS STYLE DEVELOPMENT.
- GAS CENTRAL HEATING.
- ENCLOSED COURTYARD GARDEN.

- TWO BEDROOMS.
- CLOSE TO LOCAL AMENITIES.
- PVCu DOUBLE GLAZING.

Introduction

A beautifully presented COTTAGE STYLE HOUSE situated in this tucked-away private MEWS DEVELOPMENT.

RENOVATED IN 2022, the property offers a LOUNGE and separate KITCHEN to the Ground Floor with access to the pretty, enclosed COURTYARD GARDEN. To the First Floor there are TWO BEDROOMS and a SHOWER ROOM.

The property benefits from a full recent renovation and has GAS FIRED CENTRAL HEATING & PVCu DOUBLE GLAZING THROUGHOUT.

The Granary can be found off Ackerman Street where there is public on-street parking available.

THIS PROPERTY IS FREEHOLD.

Eaton Socon forms part of St Neots lying on the west side of the town between the River Great Ouse and the A1. Situated just off Eaton Socon Green with its Church and within walking distance of the property there are local Pubs including The River Mill on the River Great Ouse, local restaurants and shopping facilities including two supermarkets.

Bushmead Primary School is within Eaton Socon.

Ground Floor

Accommodation

Door to

Lounge

two PVCu double glazed windows to the front aspect, radiator, TV point, inset ceiling spot lighting

Kitchen

base and eye level cupboards, drawer units, breakfast bar, work surfaces with stainless steel one and a half bowl sink inset, integrated electric fan assisted oven, induction hob and extractor, integrated washing machine and slimline dishwasher, space for fridge freezer, gas fired boiler, radiator, PVCu part glazed door to the rear garden, PVCu double glazed window to the rear aspect

First Floor

First Floor Landing

loft access

Bedroom One

PVCu double glazed window to the front aspect, radiator

Bedroom Two

PVCu double glazed window to the rear aspect, radiator

Shower Room

corner shower, W.C, pedestal wash basin, frosted PVCu double glazed window

Outside

Rear Garden

fully enclosed by timber fencing and brick wall, a paved courtyard garden with low raised flower beds and gated pedestrian access to the front

AGENTS NOTE

This property is FREEHOLD and is not subject to any Service Charge.

