

Directions

PE19 2QE.

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. 100.3 sq. metres (1079.1 sq. feet)



19 Andrew Road, Eynesbury, St Neots, Cambridgeshire. PE19 2QE.

OIEO £325,000

An exceptionally well presented end terrace home with three double bedrooms, parking to the front and a private East facing rear garden. The extended accommodation comprises an entrance porch, cloakroom a large dining room, a modern well fitted kitchen, a light and spacious living room with a fireplace and wood burning stove and a spacious bathroom with a separate shower and a bath. Situated very close to good schooling, shopping and leisure facilities, this is an ideal home for a growing family and early viewing is well 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

Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS

Ground Floor

Entrance Porch Composite double glazed entrance door, vinyl flooring, full length double glazed window, courtesy light, composite double glazed door to dining room.

cloakroom Comprising wash hand basin and WC, splashback tiling, double glazed window.

Inner Hall Stairs to the first floor, radiator, vinyl flooring

Living Room 5.85m x 3.93m (19' 2" x 12' 11") Double glazed window and French style doors to the rear garden, vinyl flooring, feature fireplace with a log burning stove, a brick hearth and an Oak mantle, TV connections, radiator, built-in cupboard.

Dining Room 5.09m x 2.52m (16' 8" x 8' 3") Double glazed window to the front, vinyl flooring, cupboards housing the utilities, vertical radiator.

Kitchen 3.80m x 2.20m (12' 6" x 7' 3") Fitted with a good range of white fronted base and wall units, plumbing for washing machine and dishwasher, ceramic hob with electric oven and extractor hood over, splashback tiling, stone sink and mixer tap, double glazed window to front, vinyl flooring.

First Floor

Landing Access to the loft space housing the gas fired combination boiler, linen cupboard, radiator.

Bedroom One 3.89m x 3.26m inc w/robes (12' 9" x 10' 8") Large double wardrobe with mirrored sliding doors, radiator, vinyl flooring, double glazed window to the front.

Bedroom Two 4.0m x 3.0m (13' 1" x 9' 10") Double glazed window to rear, radiator, vinyl flooring.

Bedroom Three 3.0m x 2.76m (9' 10" x 9' 1") Double glazed window to rear, radiator, vinyl flooring.

Bathroom Four piece white suite including a modern panelled bath, fully tiled shower enclosure with dual head shower, pedestal wash hand basin and WC, fully tiled walls, double glazed window, vinyl flooring, heated towel rail.

Outside

Front Mainly laid to stone for parking two cars.

Garden Private and laid to lawn, covered timber decking, paved patio, timber shed, exterior light, side access gate with bin storage space.

Notes Freehold.
Council tax band B - £1919.34 pa

