

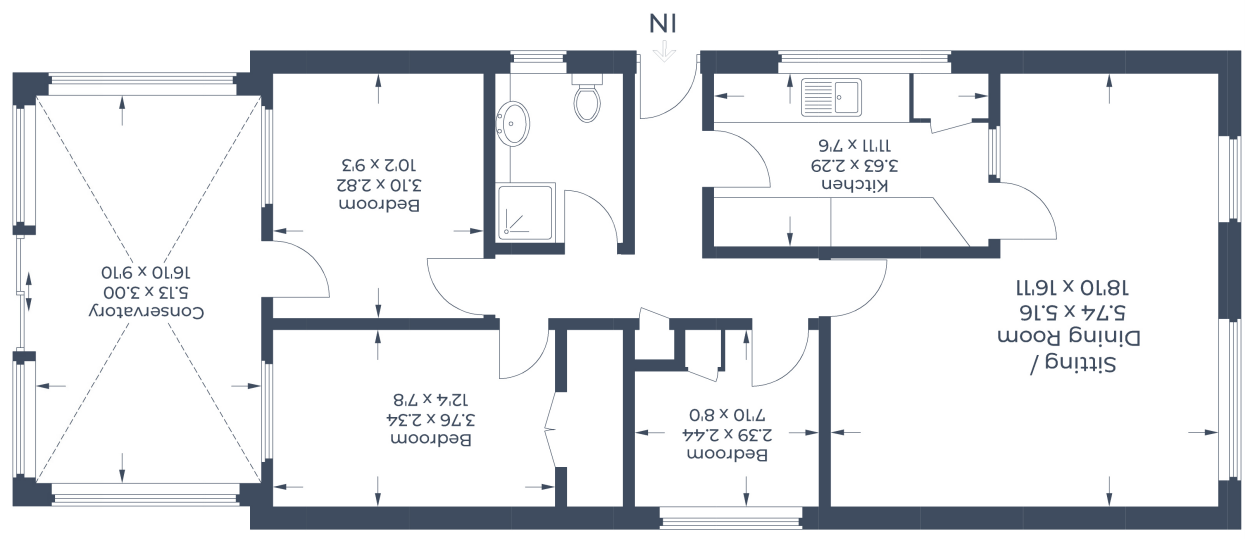
Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A

Energy Efficiency - Lower rating code: 81
Energy Efficiency - Higher rating code: 61

Illustration for identification purposes only. Measurements are approximate, not to scale. © C3 Property Marketing Produced for Peter & Lane



Approximate Gross Internal Area 88.7 sq m / 955 sq ft



4 Linley Road, Eynesbury, St Neots, Cambridgeshire PE19 2UJ

offers in excess of £300,000



- THREE bedroom DETACHED Bungalow
- Private and enclosed westerly facing garden
- Single garage
- NO FORWARD CHAIN

- Cul-de sac location, close to the Riverside
- Gas fired central heating
- Double glazed throughout

ACCOMMODATION

Glazed door to:

Hallway

two storage cupboards

Kitchen

comprising fitted base level and wall mounted storage cupboard units, worksurfaces with inset sink and drainer unit, gas cooker point with extractor, plumbing for automatic washing machine and space for upright fridge/freezer, splashback wall tiling, picture window to the side aspect

Dining Area

glazed door to the Kitchen, radiator, picture window to the front aspect, open to:

Lounge

radiator, picture window to the front aspect, fitted fire surround with inset electric flame effect fire

Bedroom One

fitted wardrobes, radiator, window to the rear aspect

Bedroom Two

radiator, window to the rear, glazed door to the Conservatory

Bedroom Three

radiator, window to the side

Shower Room

fully tiled shower enclosure, vanity wash hand basin and low level W.C., walls fully tiled, ceramic tiled floor, frosted window to the side aspect

Conservatory/Garden Room

brick base construction with picture windows to all sides, radiator, large sliding doors leading to the Garden

Garage

single garage with up & over door

Outside

block paved driveway offering off street parking for several vehicles and leading to the GARAGE, gated side access leading to the front door and to the established rear garden which is mainly laid to lawn, westerly facing and offering a high degree of privacy

Agents Notes

this is a FREEHOLD PROPERTY, if you have any questions or would like to arrange a viewing, please contact our St Neots office on 01480 406 400

