

## Directions

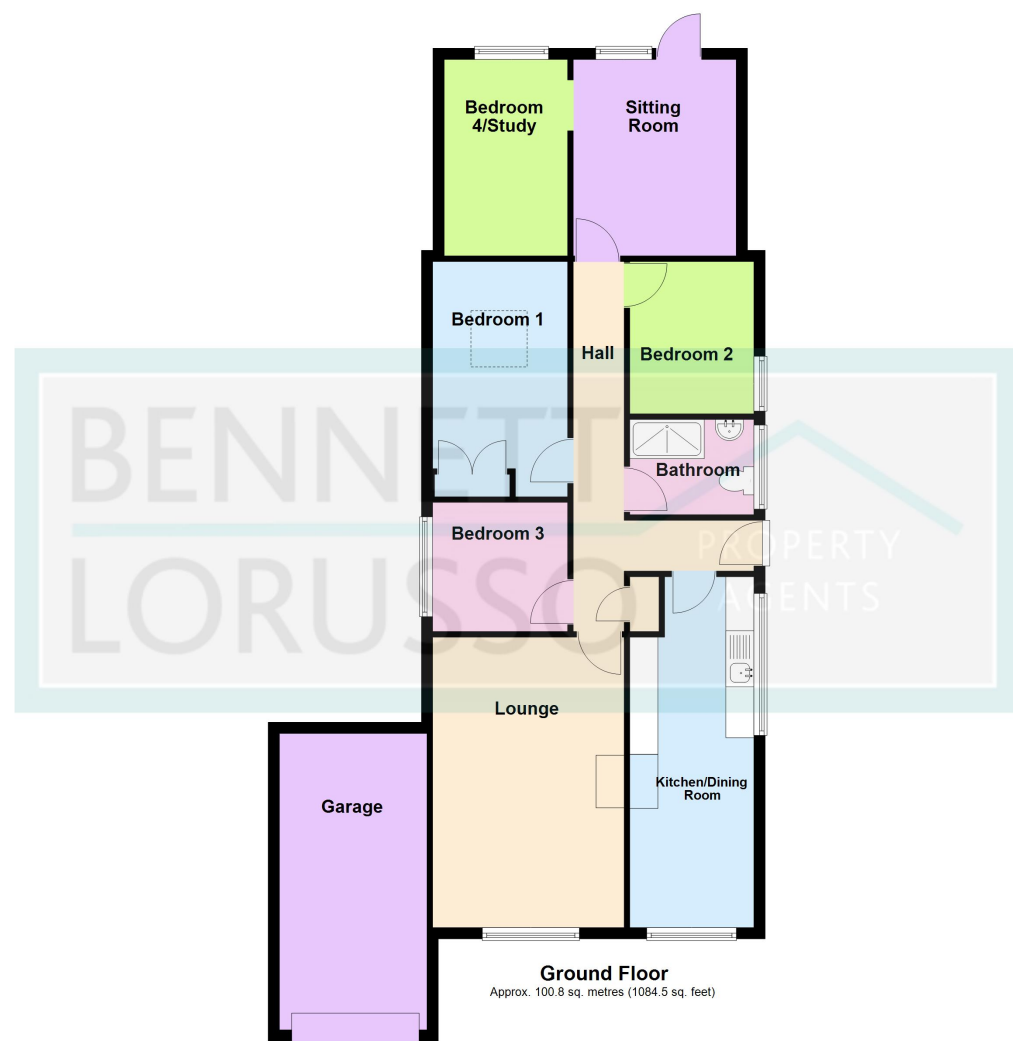
PE19 2UH.

## 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.



18 Caldecote Road, Eynesbury, St Neots, Cambridgeshire. PE19 2UH.

£375,000

An established four bedroomed detached bungalow situated in a popular residential area with good amenities close by and chain free. The spacious, extended accommodation includes, a living room to the front and a day room to the rear, a 6m (20ft) kitchen/diner and a modern fitted wet room. Outside there are low maintenance gardens, with the front providing off road parking, along with a single garage which has an electronic door. A versatile and generously sized bungalow, which we recommend viewing.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

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# Ground Floor

**Entrance Hall** Composite double glazed entrance door, engineered Oak flooring, airing cupboard, radiator, central heating thermostat.

**Wet Room** Shower area with electric shower and screen, wash hand basin and low level WC, fully tiled walls and floor, double glazed window, heated towel rail, extractor fan.

**Living Room** 5.17m x 3.40m (17' 0" x 11' 2") Feature fireplace with real flame gas fire, double glazed window to the front, TV aerial point, double radiator, broadband connection.

**Kitchen/Dining Room** 6.26m x 2.20m (20' 6" x 7' 3") Fitted with a good range of Cream coloured base and wall units, gas cooker with extractor hood over, stainless steel sink and mixer tap, splashback tiling, plumbing for washing machine, fridge/freezer space, wall mounted gas fired boiler (installed in 2023), radiator, double glazed windows to the front and side.

**Bedroom One** 4.18m x 2.40m (13' 9" x 7' 10") Radiator, two double fitted wardrobes, double glazed roof window with fitted electric blind.

**Bedroom Two** 2.80m x 2.20m (9' 2" x 7' 3") Double glazed window to the side, radiator, dado rail.

**Bedroom Three** 2.40m x 2.40m (7' 10" x 7' 10") Double glazed window to the side, dado rail, radiator.

**Sitting/Day Room** 3.50m x 2.90m (11' 6" x 9' 6") Oak effect flooring, radiator, dado rail, door to bedroom four/study, double glazed full length window and door on to the rear garden.

**Bedroom Four/Study** 3.50m x 2.20m (11' 6" x 7' 3") Radiator, double glazed window to rear.

## Exterior

**Front** Enclosed and mainly paved for ample parking and with stone chip beds.

**Garage** 5.28m x 2.60m (17' 4" x 8' 6") With electronic up and over door.

**Rear Garden** Enclosed by timber fencing and mainly laid to shingle, paved patio and central feature, exterior light, side access gate.

**Notes** Freehold.  
Council tax band D - £2467.72 pa.  
No chain.

