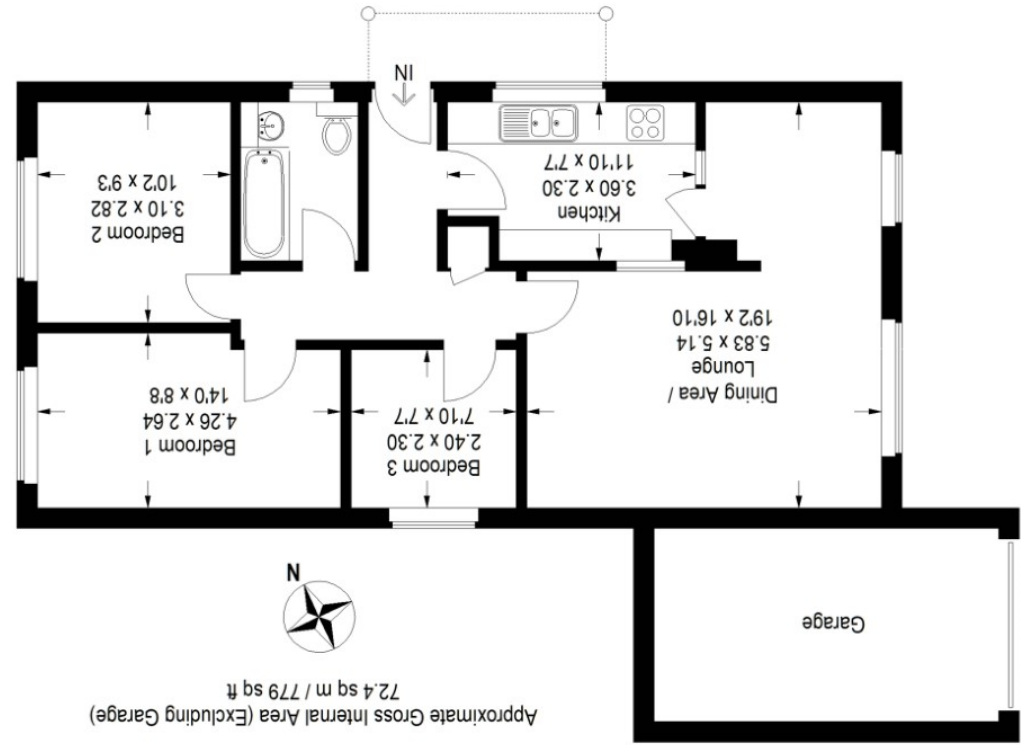


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (29-38)	B (69-80)
G (1-20)	A (92-100)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 872955)



Linley Road, Eynesbury, St. Neots, PE19 2UJ





- Cul-de-sac location.
- Three bedrooms.
- Part PVCu double glazing.
- No forward chain.

- Corner plot.
- Established WEST FACING REAR GARDEN.
- GARAGE & OFF ROAD PARKING.

ACCOMMODATION

Glazed door to

Entrance Hall

radiator, loft access, airing cupboard

Kitchen

3.6m x 2.3m (11' 10" x 7' 7") base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowls sink unit, gas and electric cooker points, plumbing for washing machine, space for fridge freezer, gas fired boiler, window to the front aspect

Dining Room

2.55m x 2.3m (8' 4" x 7' 7") window the front aspect, radiator

Lounge

5.14m x 3.38m (16' 10" x 11' 1") window to the front aspect, radiator, TV point

Bedroom One

4.25m x 2.63m (13' 11" x 8' 8") window to the rear aspect, radiator

Bedroom Two

3.10m x 2.82m (10' 2" x 9' 3") window to the rear aspect, radiator

Bedroom Three

2.38m x 2.30m (7' 10" x 7' 7") frosted high level window, radiator

Bathroom

half height tiling, bath with shower over and fully tiled surround, vanity unit with wash basin, W.C, frosted window, towel radiator

OUTSIDE

Garden

the bungalow occupies a corner plot with the front garden is laid mainly to lawn with flower and shrub borders and a low retaining wall. The drive offers parking for two vehicles leading to the Garage. The rear garden is fully enclosed by brick wall and timber fencing, laid mainly to lawn with flower and shrub borders, timber shed and outside tap

Garage

up and over door, power & light connected

