

ten sales &
lettings

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5 Ireton Close, Eynesbury, St. Neots, PE19 2JE

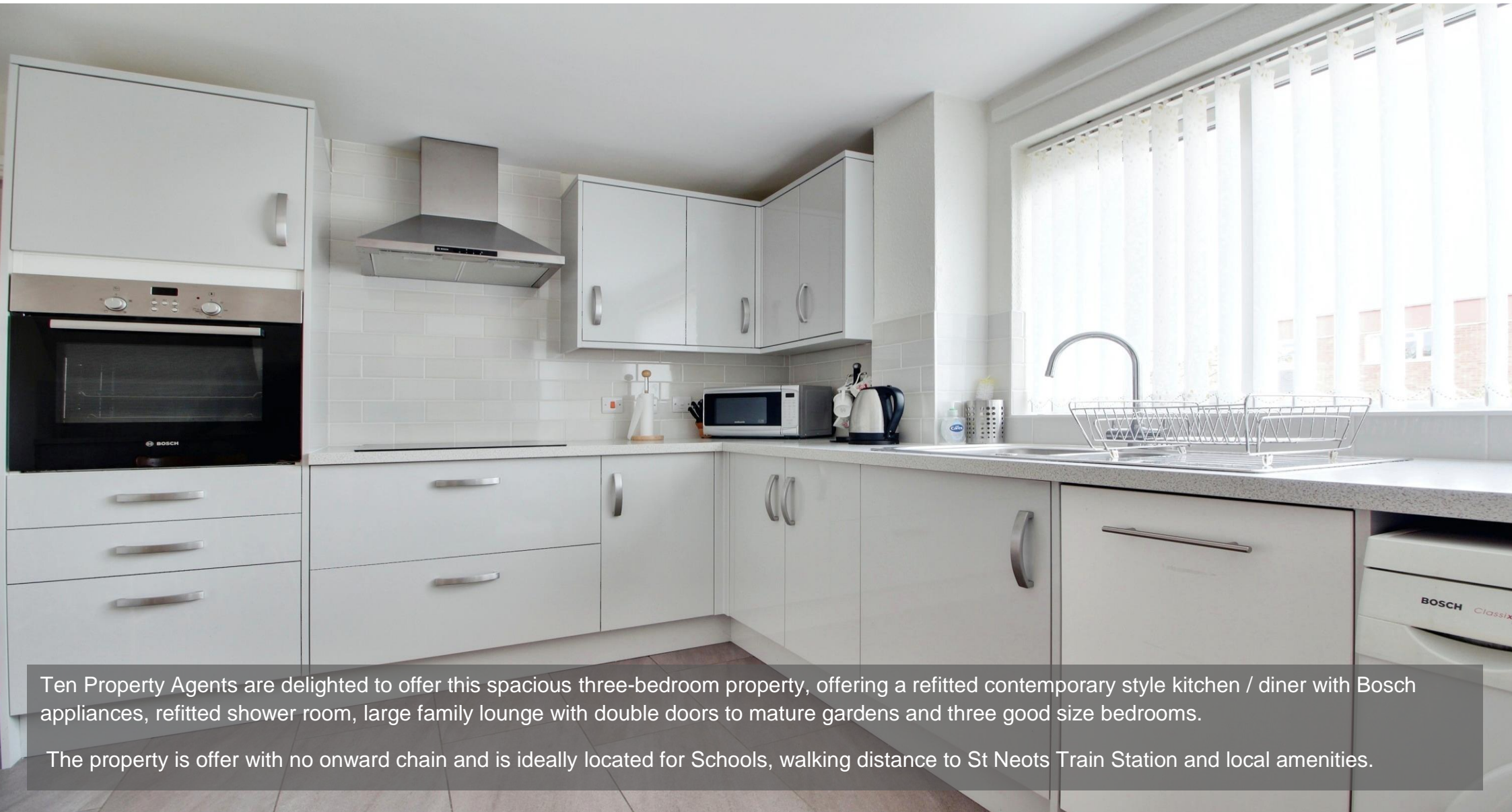
Bedrooms: 3 Bathroom: 1

£290,000

experience better

Property Features

- Refitted Grey Glow Kitchen / Diner
- Refitted Walk In Shower Room
- Private Rear Garden
- Large Family Lounge
- Three Good Size Bedrooms
- Utility & Cloakroom Area
- Chain Free
- Newly Installed Gas Boiler



Ten Property Agents are delighted to offer this spacious three-bedroom property, offering a refitted contemporary style kitchen / diner with Bosch appliances, refitted shower room, large family lounge with double doors to mature gardens and three good size bedrooms.

The property is offer with no onward chain and is ideally located for Schools, walking distance to St Neuts Train Station and local amenities.



A refitted contemporary style kitchen with ceramic flooring and fitted appliances.

Room Details & Dimensions

Entrance Hall

UPVC entrance door into spacious entrance hallway with high ceilings and stairs to first floor. BT point and radiator.

Lounge *18' 7" x 11' 2" (5.66m x 3.40m)*

Large family Lounge with gas fire, large PVC window and PVC French Doors leading to garden. Radiator and TV point.

Kitchen / Diner *12' 2" x 11' 1" (3.71m x 3.38m)*

Refitted contemporary style kitchen units with integrated dishwasher, Bosch waist high oven and grill, Bosch ceramic hob over a quartz style worksurface. Stainless steel one and a half bowl sink with mixer tap.

Large PVC window to front. Additional base units for further storage. Ample space for dining table and chairs, radiator. Ceramic tiled floor. Door into Utility area.

Utility & Cloakroom *12' 7" x 5' 2" (3.83m x 1.57m)*

Separate Cloakroom with WC and Washbasin, window to front. Store cupboard and plumbing for washing machine/dryer. Newly installed boiler and PVC door to rear garden.

First Floor Landing

Stair to first flooring landing with loft hatch (loft ladder and light included).



Bedroom One 12' 2" x 11' 4" (3.71m x 3.45m)

Double bedroom with PVC window to rear and radiator.

Bedroom Two 10' 9" x 8' 9" (3.27m x 2.66m)

Double bedroom with PVC window to front, built in wardrobe and radiator.

Bedroom Three 11' 1" x 6' 3" (3.38m x 1.90m)

Large single bedroom with PVC window to rear and radiator.

Shower Room

A walk in double shower with full height shower screen and electric shower controls. Vanity unit with wash basin, PVC window to front and Diplex heater.

WC

A separate WC with window to front.

Rear Gardens

A well maintained rear garden with paved seating area, mature shrubs to borders and lawn. Rear access to parking area and garden store shed, outside tap.

An option is available to rent a garage to the front of the property if required from the local authority.

Frontage

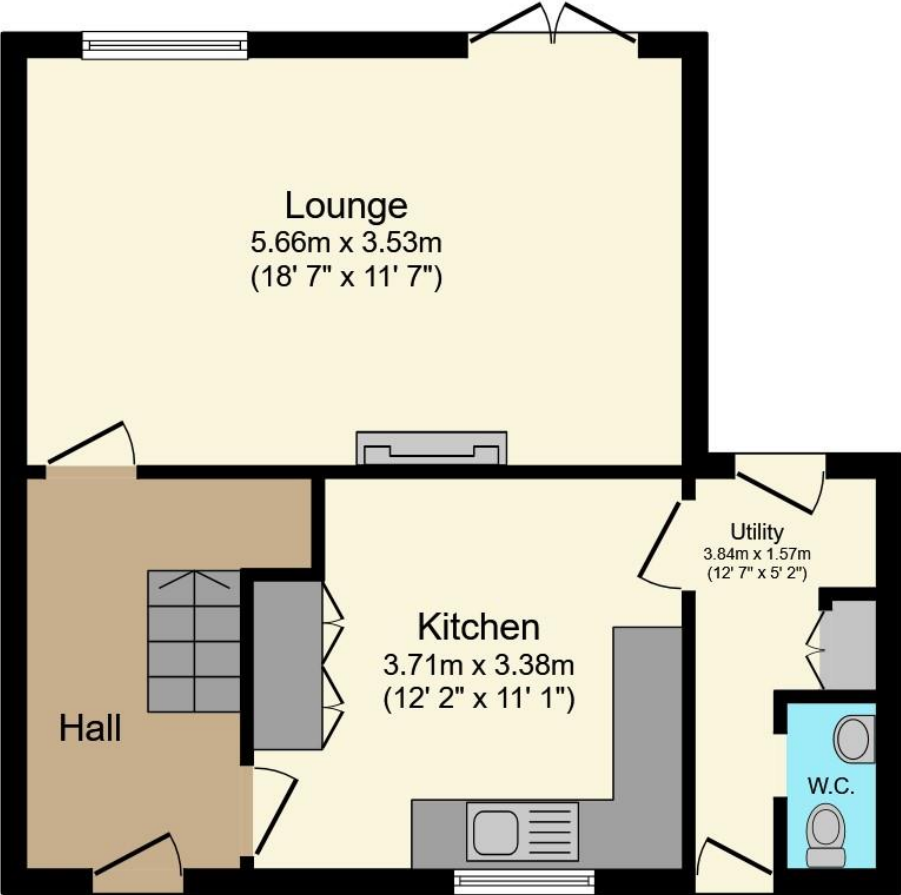
Gated access to the front with block paving and gravelled borders. Side access door to Utility room.

It is also possible (with planning certificate) to utilise this space for off road parking.

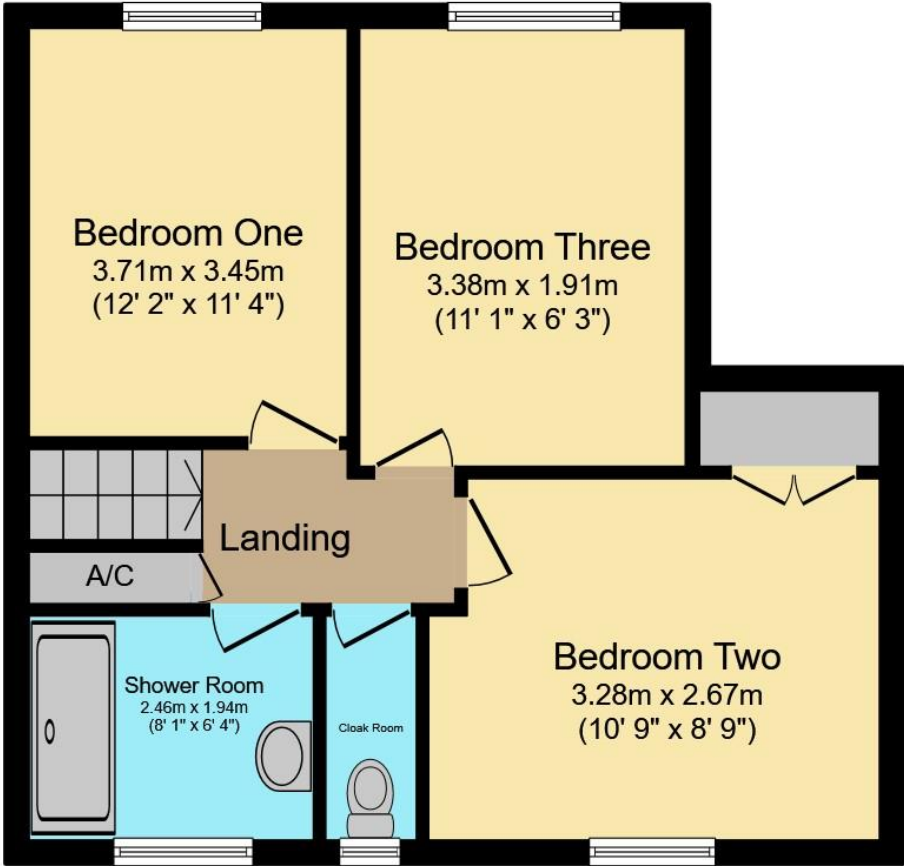




Floorplan



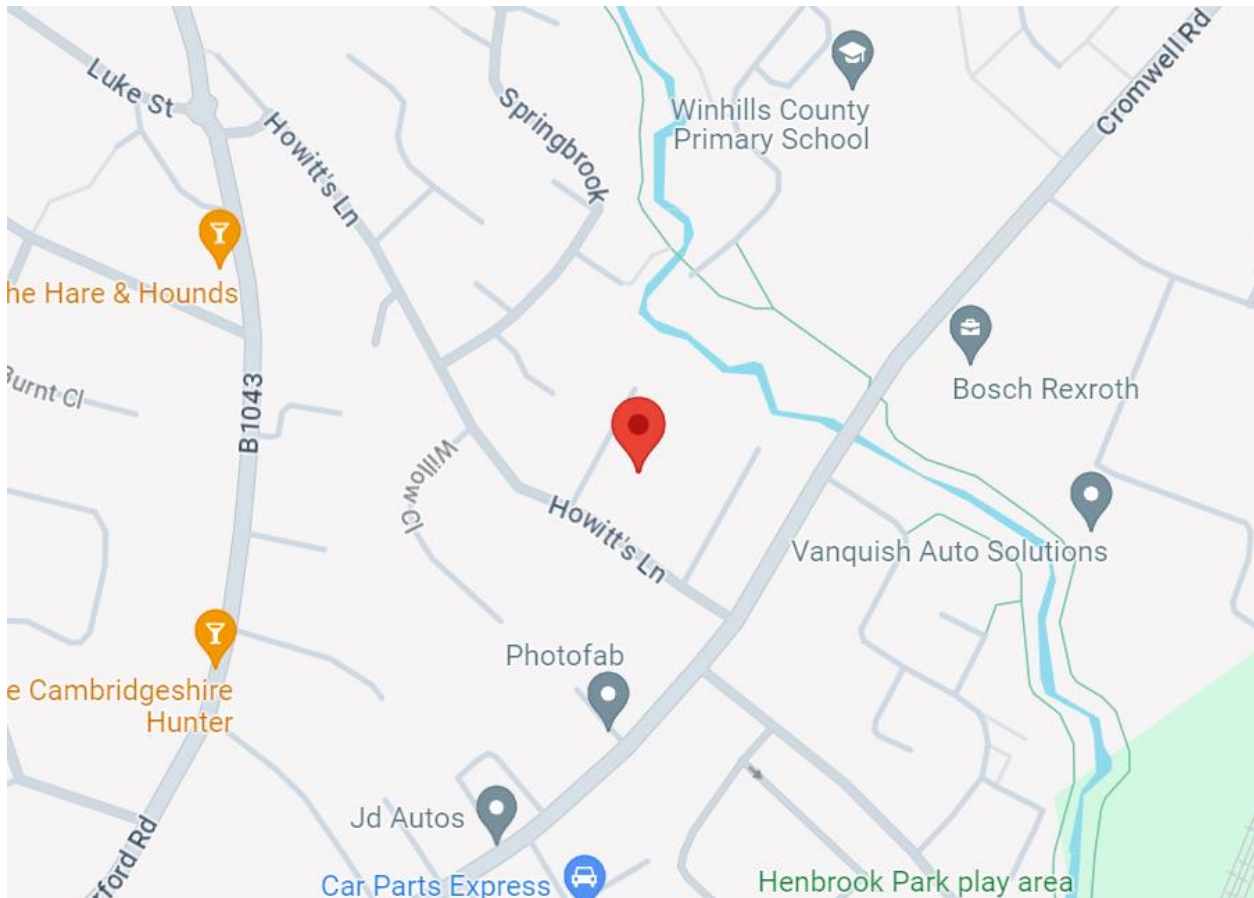
Ground Floor



First Floor

Total floor area 91.5 sq.m. (985 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Council Tax Band: B

Local Schools: Winhills Primary (250 Mtrs) Ernulf Academy 1 Mile

EPC Rating: TBC

Tenure: Freehold

Internet: Broadband Available

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, 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 therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 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.