



## **32 Stocker Way, Eynesbury, St. Neots, PE19 2HA**

- Freehold Coach House
- Two Bedrooms
- Double Garage
- Gas Radiator Heating
- 1.6 Miles to Train Station
- Gym, Swimming & Sports Facilities close by

## Full Description

A very well presented FREEHOLD Coach House on the popular Eynesbury Manor development close to Eynesbury Marina. The property is also close to leisure facilities including gym, indoor swimming pool, sports halls and Pocket Park with its riverside walks. Tesco superstore is also nearby. St Neots Railway Station is 1.6 miles away with direct links to London Kings Cross / St Pancras. The well presented accommodation comprise entrance hall, living/dining room, kitchen, two bedrooms and a bathroom. The property benefits from gas radiator heating and UPVC double glazed windows. There is a DOUBLE GARAGE plus an additional outdoor store cupboard. Viewing highly recommended. No forward chain.

### ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor. radiator.

### FIRST FLOOR LANDING

UPVC double glazed window to rear. Thermostat. Loft access. Radiator. Doors to living room, kitchen, bedrooms and bathroom. Airing cupboard and storage cupboard.

### LIVING / DINING ROOM

17' 9" x 9' 9" (5.41m x 2.97m)

UPVC double glazed window to front and rear. Tv and telephone point. Two radiators. Inset ceiling lights.

### KITCHEN

13' 8" x 6' 9" (4.17m x 2.06m)

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Plumbing for washing machine. Cupboard housing gas boiler. Radiator. Tiled floor. UPVC double glazed window to front.

### BEDROOM ONE

10' 5" x 9' 9" (3.18m x 2.97m)

UPVC double glazed window to front. Radiator.

### BEDROOM TWO

10' 4" x 7' 0" (3.15m x 2.13m)

UPVC double glazed window to rear. Radiator.





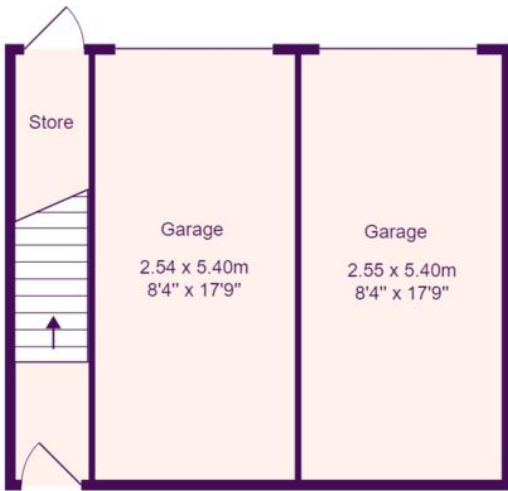
## BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Glass screen and tiled splash backs. Radiator. Extractor fan. UPVC double glazed window to front.

## DOUBLE GARAGE

Two single garages directly below the property. Up and over doors. Power and light. In addition to the garage there is an under stairs storage cupboard.





**Ground Floor**  
Area: 33.3 m<sup>2</sup> ... 359 ft<sup>2</sup>



**First Floor**  
Area: 56.1 m<sup>2</sup> ... 604 ft<sup>2</sup>



Total Area: 89.4 m<sup>2</sup> ... 962 ft<sup>2</sup>

All measurements are approximate and for display purposes only