



LOVETT
Sales & Lettings

Offers In Excess Of
£170,000



104 Cornwallis Drive, Eaton Socon, St. Neots, PE19 8TZ

- Refurbished cluster home
- One double bedroom
- Refitted kitchen and bathroom
- Redecorated and new flooring throughout
- Gas radiator heating
- UPVC windows

Full Description

A freshly refurbished one double bedroom cluster home in a popular location in Eaton Socon with close walking distance shops, pubs and amenities. The property is also within easy reach of the A1 and A428. The very well presented accommodation comprises entrance hall, living room and refitted kitchen on the ground floor. The first floor has a double bedroom and a refitted bathroom. The property benefits from UPVC windows and gas radiator heating. Externally there are two allocated parking spaces directly to the front along with a newly landscaped front garden. Viewing highly recommended! No forward chain.



ENTRANCE HALL

UPVC entrance door leading to entrance hall. Door to living room.

LIVING ROOM

11' 7" x 10' 6" (3.53m x 3.2m)

UPVC Bay window to front. Stairs to first floor. Radiator. TV and telephone point. Door to kitchen. New rigid luxury vinyl flooring with thermal underlay.



REFITTED KITCHEN

8' 5" x 6' 5" (2.57m x 1.96m)

Refitted kitchen comprising work surfaces with complementary grey gloss drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Space for fridge / freezer. Plumbing for washing machine. Cupboard housing gas boiler. New rigid luxury vinyl flooring with thermal underlay. UPVC window to front.



LANDING

Doors to bedroom and bathroom. Loft access. New carpet.

BEDROOM

11' 7" x 10' 6" (3.53m x 3.2m)

UPVC window to front. Radiator. Built in cupboard with hanging rail. New carpet.



REFITTED BATHROOM

Three piece suite comprising low level WC, wash hand basin with vanity unit and panelled bath with shower over. Fully tiled walls. Heated towel rail. Wall mounted toothbrush charging point. UPVC window to front.

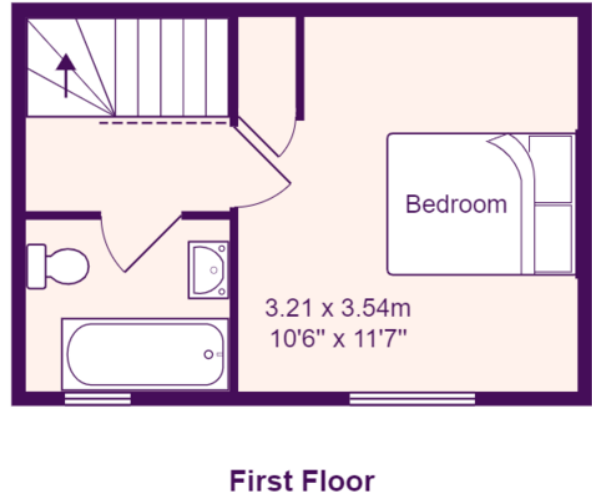
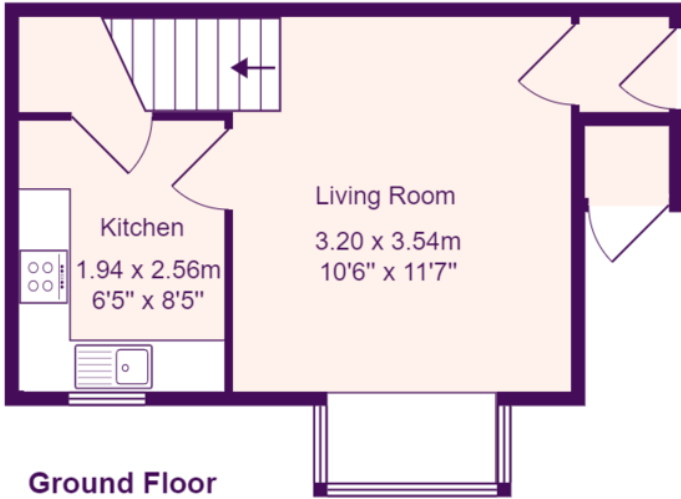
OUTSIDE

External storage cupboard. Newly landscaped grassed garden area and borders.

PARKING

Two allocated parking spaces directly to the front of the property.





Total Area: 39.9 m² ... 430 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		