



**LOVETT**  
Sales & Lettings

£220,000



## 40 St. Neots Road, Eaton Ford, St. Neots, PE19 7BD

- TERRACED COTTAGE
- TWO BEDROOMS
- BUILT IN 1900
- RE-PAINTED THROUGHOUT
- CLOSE TO AMENITIES & RIVERSIDE PARK
- 85 FT SOUTH/EAST FACING REAR GARDEN

## Full Description

A recently re-painted two bedroom terraced cottage in a convenient location in Eaton Ford close to local amenities and Riverside Park. Built in 1900 the accommodation comprises entrance porch, open plan living & dining room plus a kitchen on the ground floor. The first floor has two bedrooms and a bathroom. The property benefits from UPVC windows and gas radiator heating. Externally there is an approx. 85ft South/East facing rear garden. The property is offered with no forward chain.

### ENTRANCE PORCH

Wooden glazed entrance door leading to entrance porch. Fitted mat. Door to living room.

### LIVING ROOM

11' 9" x 10' 9" (3.58m x 3.28m)

UPVC window to front. Radiator. Feature fireplace. Open plan through to dining room.

### DINING ROOM

9' 5" x 8' 7" (2.87m x 2.62m)

UPVC window to rear. Stairs to first floor with cupboards under. Door to kitchen.

### KITCHEN

8' 7" x 6' 7" (2.62m x 2.01m)

Fitted kitchen comprising work surfaces with complimentary 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. Plumbing for washing machine. Wall mounted gas boiler. Door to rear garden. UPVC window to side.

### LANDING

Doors to bedrooms. Smoke alarm.

### BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m)

UPVC window to front. Radiator. Feature original fireplace.

### BEDROOM TWO

9' 4" x 8' 7" (2.84m x 2.62m)

UPVC window to rear. Radiator. Door to bathroom.



## BATHROOM

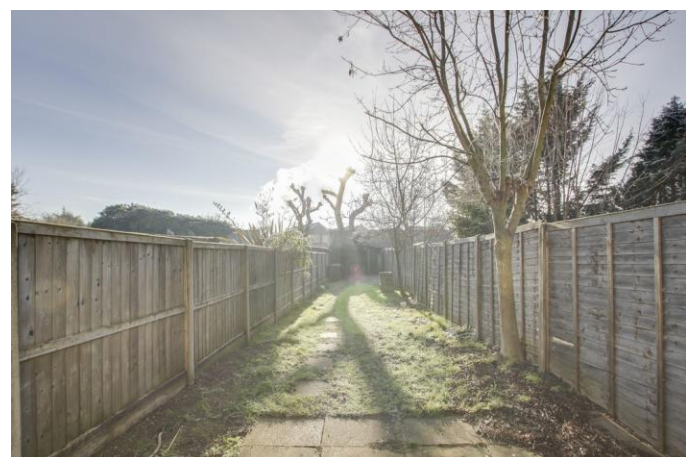
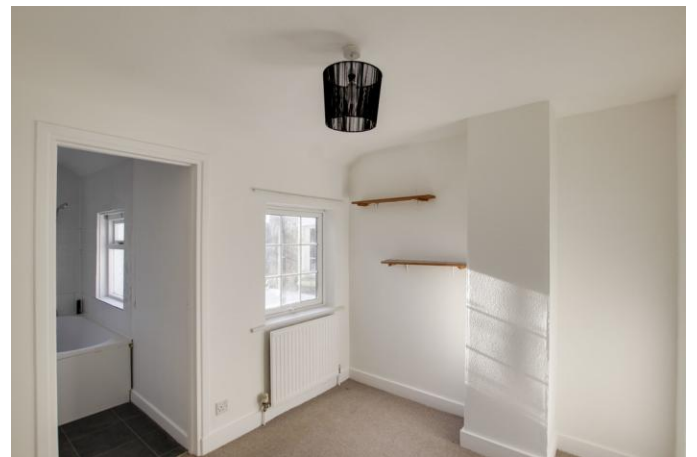
Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. Cupboard housing hot water cylinder. Window to side.

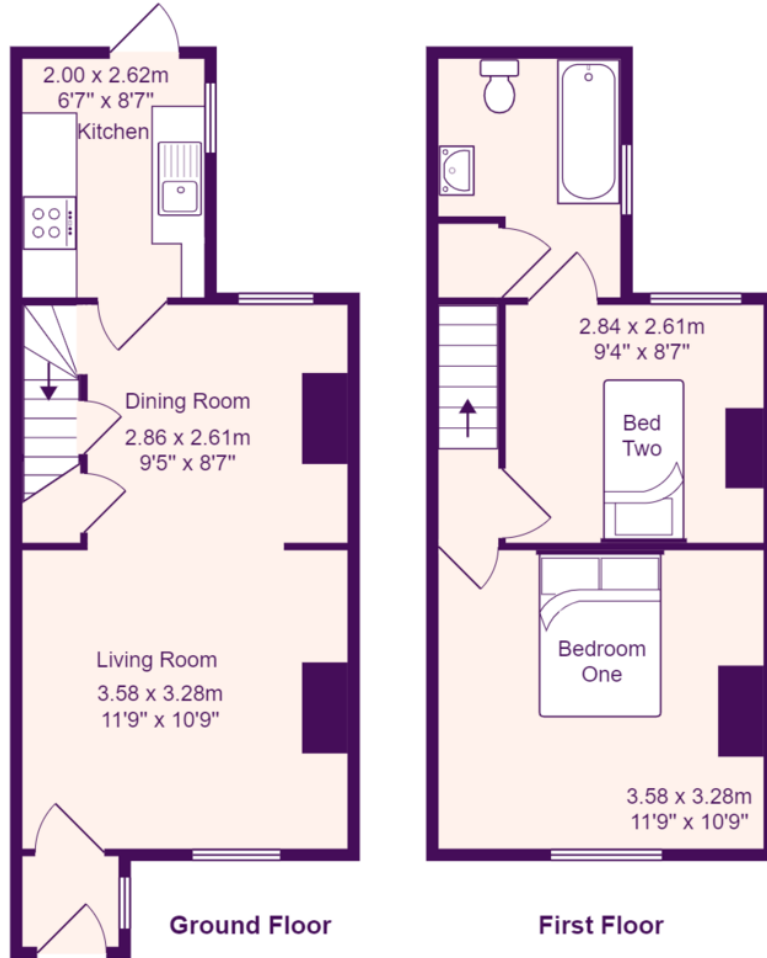
## REAR GARDEN

85ft South East facing rear garden mainly lain to lawn. Patio area. Brick built storage shed.

## PARKING

Although there is no allocated parking for this property, parking is available in the laybys along St Neots Road and to the rear of the property from Weston Court.





Total Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**EPC GRAPH**

