



**LOVETT**  
Sales & Lettings

Offers Over  
**£280,000**



## 62 Monarch Road, Eaton Socon, St. Neots, PE19 8DF

- FULLY REFURBISHED
- END OF TERRACE HOUSE
- THREE BEDROOMS
- REFITTED KITCHEN & BATHROOM
- GARAGE & GARDEN
- FINISHED TO A HIGH STANDARD

# Full Description

**\*\* AVAILABLE NOW !! \*\***

A FULLY REFURBISHED three bedroom end of terrace family home on a popular area of Eaton Socon CLOSE TO SCHOOLS, SHOPS AND AMENITIES. The very well presented accommodation comprise entrance hall, WC, living room, REFITTED KITCHEN / dining room on the ground floor. The first floor has three good sized bedrooms and a REFITTED FOUR PIECE BATHROOM. Externally there is a South East facing rear garden plus a SINGLE GARAGE. The renovations also include a full NEW HEATING SYSTEM, updated electrics and RE-PLASTERED THROUGHOUT with inset ceiling lights. Viewing highly recommended! NO FORWARD CHAIN.

## ENTRANCE HALL

UPVC entrance door leading to entrance hall. UPVC door to garden. Stairs to first floor. Doors to WC, Kitchen and Living Room.

## WC

Refitted two piece white suite comprising low level WC and wash hand basin. UPVC window to rear.

## LIVING ROOM

15' 1" x 11' 3" (4.6m x 3.43m)

UPVC window to front. Radiator. TV and telephone point.

## KITCHEN/DINER

13' 3" x 12' 4" (4.04m x 3.76m)

Refitted 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 Bosch oven and four ring hob with extractor over. Integrated fridge / freezer and full size dishwasher. Plumbing for washing machine. Cupboard under stairs. Radiator. Two UPVC windows to rear.

## LANDING

Cupboard housing newly installed gas combi boiler. Loft access. Doors to bedrooms and bathroom.

## BEDROOM ONE

11' 0" x 10' 6" (3.35m x 3.2m)

UPVC window to rear. Radiator. Built in cupboard.

## BEDROOM TWO

11' 3" x 10' 3" (3.43m x 3.12m)

UPVC window to front. Radiator. Built in cupboard.



### BEDROOM THREE

10' 2" x 7' 8" (3.1m x 2.34m)

UPVC window to front. Radiator.



### BATHROOM

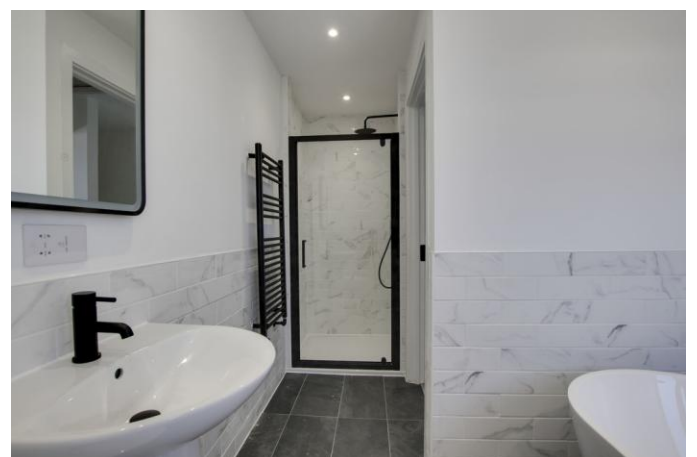
Refitted four piece white suite comprising low level WC, pedestal wash hand basin, floor standing oval bath with mixer tap plus a fitted shower unit with glass door and tiled splashbacks. Inset ceiling lights. Heated towel rail. Shaver socket and fitted mirror. UPVC window to rear.

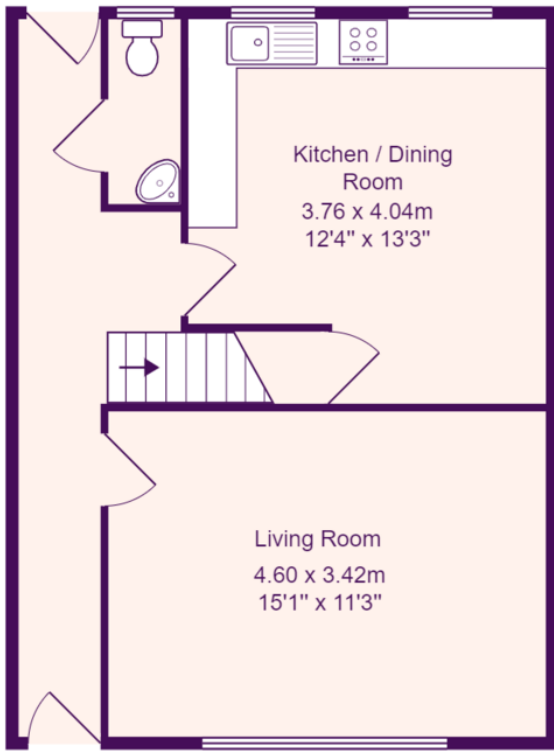
### REAR GARDEN

South East facing rear garden. Gate to rear.

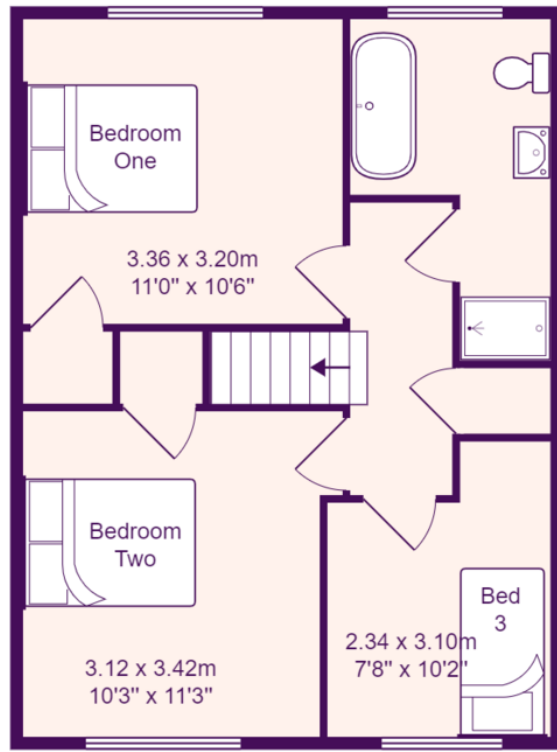
### GARAGE

Single garage with up and over door.





**Ground Floor**



**First Floor**

Total Area: 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup>

All measurements are approximate and for display purposes only

EPC GRAPH  
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