



**LOVETT**  
Sales & Lettings

£155,000



## 5 Chawston Close, Eaton Socon, St. Neots, PE19 8QB

- MODER STARTER HOME
- ONE BEDROOM
- UPVC WINDOWS
- ELECTRIC RADIATORS
- ALLOCATED PARKING
- OPEN PLAN GARDEN TO FRONT



## Full Description

Lovett Sales and Lettings are pleased to present this one bedroom cluster home in a popular location in Eaton Socon. The accommodation comprises; Lounge and kitchen on the ground floor with one bedroom and a bathroom on the first floor. Gas fires. Allocated parking space. The property is well positioned with easy access to the A1 and A428 as well as being 1.2 miles from St Neots train line to London Kings Cross. No Forward Chain

### ENTRANCE HALL

Wooden glazed entrance door leading to entrance hall. Door to Lounge.

### LOUNGE

13' 8" x 10' 7" (4.17m x 3.23m)

UPVC bay window to front. Electric radiator. TV, Cable and Telephone point. Stairs to first floor. Door to kitchen.

### KITCHEN

8' 1" x 6' 7" (2.46m x 2.01m)

Kitchen comprises; work surfaces with drawer and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in oven and 4 ring hob with extractor fan over. Pantry cupboard under stairs. UPVC window to front.

### LANDING

Access to loft. Doors to bedroom and bathroom.

### BEDROOM ONE

11' 7" x 10' 7" (3.53m x 3.23m)

UPVC window to front. Electric radiator. Airing cupboard housing hot water cylinder.

### BATHROOM

Three piece suite comprising; Low level WC, pedestal wash hand basin, panelled bath with shower over. Tiled splash backs. UPVC window to front.

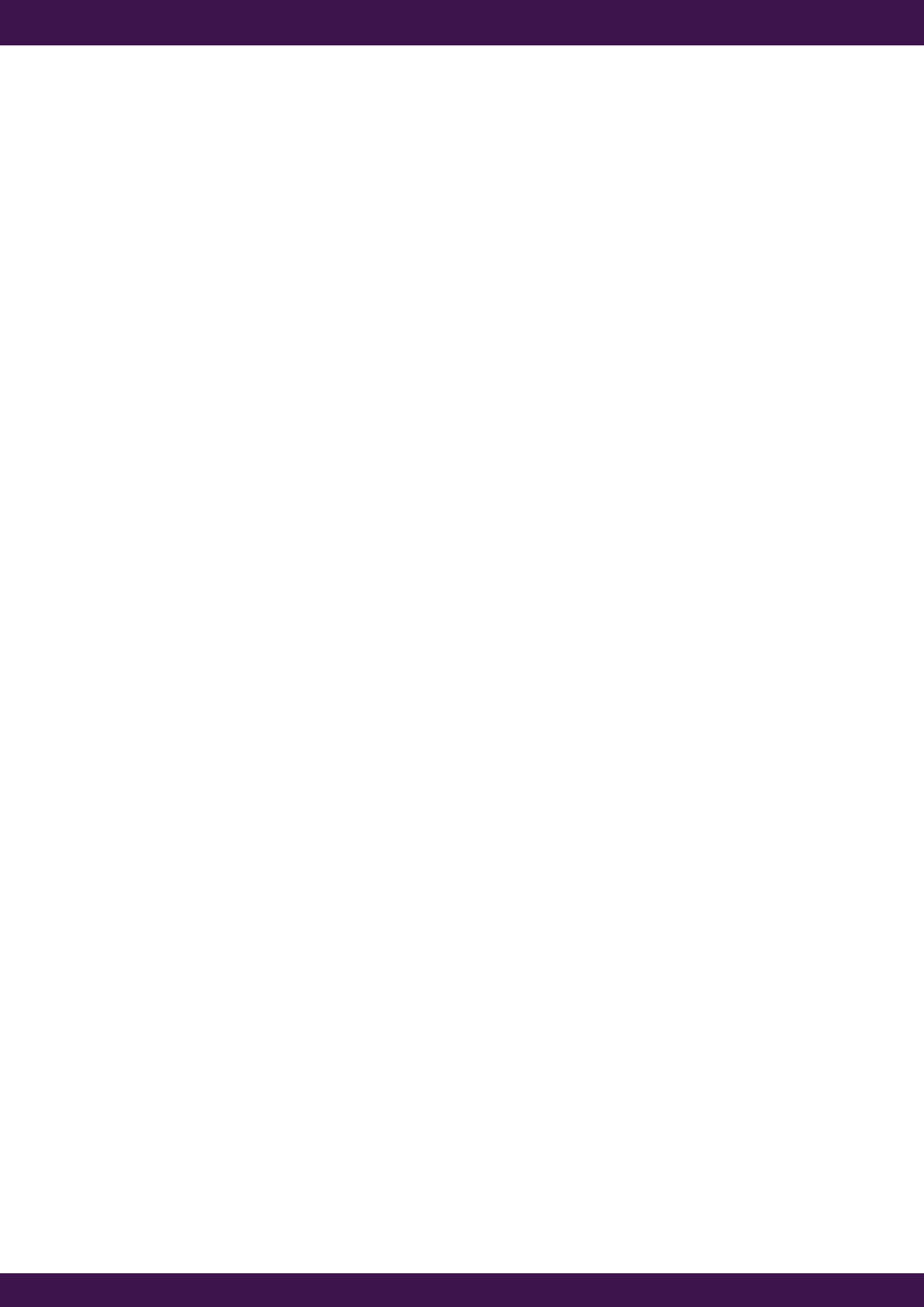
### OUTSIDE

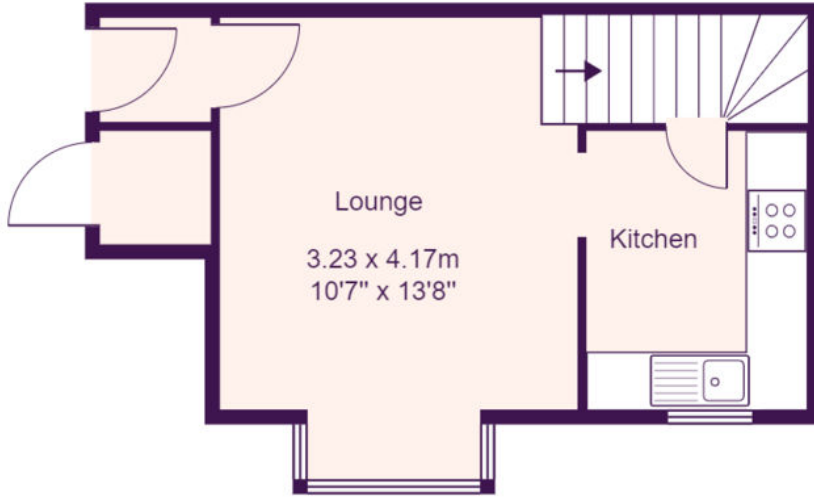
Allocated parking space. Small open plan front garden. External store cupboard.

### LOOKING FOR A BUY TO LET?

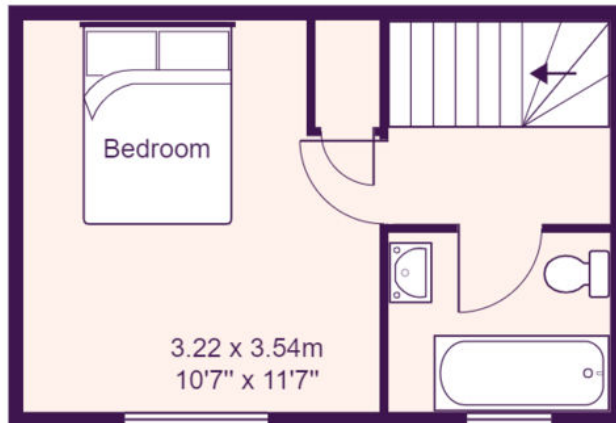
The property is currently let under an Assured Shorthold Tenancy Agreement at a rent of £625 PCM giving a gross rental yield of 4.8%.







**Ground Floor**



**First Floor**

EPC GRAPH  
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