



**LOVETT**  
Sales & Lettings

£275,000



## 115 Andrew Road, Eynesbury, St. Neots, PE19 2PP

- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- NEW WINDOWS AND DOORS
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- EASY ACCESS TO A1 & A428

## Full Description

A redecorated three bedroom mid terrace family home on the popular 'Parklands' development in Eynesbury. The property is within easy access to the A428, A1 as well as primary and secondary schools. Nearby leisure facilities include a gym, indoor swimming pool, sports halls and Pocket Park with its riverside walks. The well presented accommodation comprises entrance hall, wc, living room and kitchen/dining room on the ground floor. The first floor has the bedrooms and a refitted family bathroom. The property benefits from newly installed UPVC windows and doors. Externally there is a West facing enclosed rear garden plus a garage and driveway for two cars. Gas radiator heating. No forward chain.

### ENTRANCE HALL

Recently fitted composite entrance door leading to entrance hall. Doors to living room and WC.

### WC

Two piece white suite comprising low level WC and wash hand basin. Tiled splash backs. Radiator. UPVC window to front.

### LIVING ROOM

15' 1" x 13' 2" (4.6m x 4.01m)

UPVC window to front. Radiator. Stairs to first floor with cupboard under. Laminate floor. TV and telephone point. Archway through to kitchen/dining room.

### KITCHEN/DINING ROOM

15' 1" x 10' 4" (4.6m x 3.15m)

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Freestanding electric oven with extractor over. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Radiator. UPVC window to rear. UPVC French doors to rear garden.

### LANDING

Loft access. Airing cupboard housing gas combi boiler. Doors to bedrooms and bathroom.

### BEDROOM ONE

11' 4" x 8' 9" (3.45m x 2.67m)

UPVC window to front. Radiator. Fitted wardrobes with mirrored sliding doors.



### BEDROOM TWO

10' 4" x 8' 9" (3.15m x 2.67m)

UPVC window to rear. Radiator.

### BEDROOM THREE

8' 4" x 6' 1" (2.54m x 1.85m)

UPVC window to front. Built in cupboard.

### BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs and glass screen. Heated towel rail. Extractor fan. UPVC window to rear.



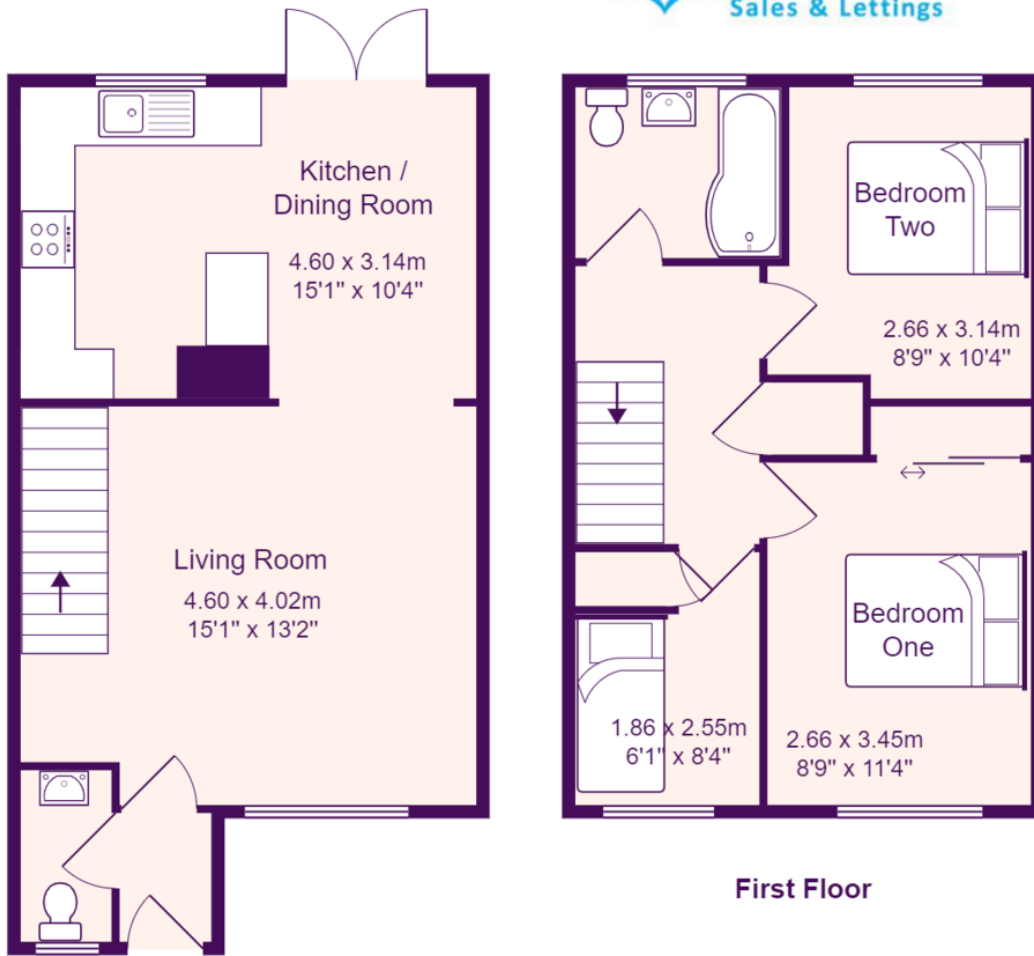
### REAR GARDEN

Enclosed West facing rear garden mainly laid to lawn with flower and shrub borders. Patio. Storage shed.

### GARAGE

Single garage with up and over door. Eaves storage.





**Ground Floor**

**First Floor**

Total Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**EPC GRAPH**

