



LOVETT
Sales & Lettings

£210,000



71 Flawn Way, Eynesbury, St. Neots, PE19 2JT

- Detached Coach House
- Two bedrooms / Two bathrooms
- Re-decorated & Re-Carpeted throughout
- Garage
- Close to Marina & Pocket Park
- Easy access to A1 & A428

Full Description

ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor. Wall mounted consumer unit.

LANDING

Velux window to rear. Radiator. Doors to living room, bedrooms and bathroom.

LIVING / DINING ROOM

17' 1" x 11' 0" (5.21m x 3.35m)

UPVC bay window to front. Radiator. Cupboard housing electric boiler to radiator heating system. Wood flooring. Archway through to kitchen.



KITCHEN

13' 3" x 7' 11" (4.04m x 2.41m)

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. Space for fridge / freezer. Plumbing for washing machine. Velux window.



BEDROOM ONE

13' 7" x 9' 3" (4.14m x 2.82m)

UPVC window to front. Radiator. Door to en-suite.

ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Radiator. Shaver socket. Extractor fan. Velux window to rear.



BEDROOM TWO

11' 2" x 8' 8" (3.4m x 2.64m)

UPVC window to front. Radiator. Storage cupboard.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with tiled splash backs. Radiator. Extractor fan. Velux window to rear.



GARAGE

Single garage with up and over door. Power and light. Cupboard under stairs plus cupboard housing hot water system.

LEASEHOLD INFORMATION

The lease is 999 years from 24th June 2005 - 981 Years remaining.

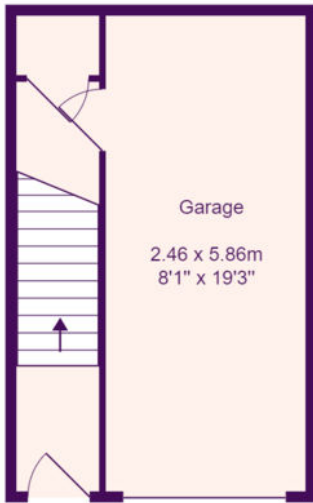
The current service charge for 1st March 2023 - 29th February 2024 is £834.78 which includes £259 towards the reserve fund. This is reviewed annually.

There is no ground rent payable.

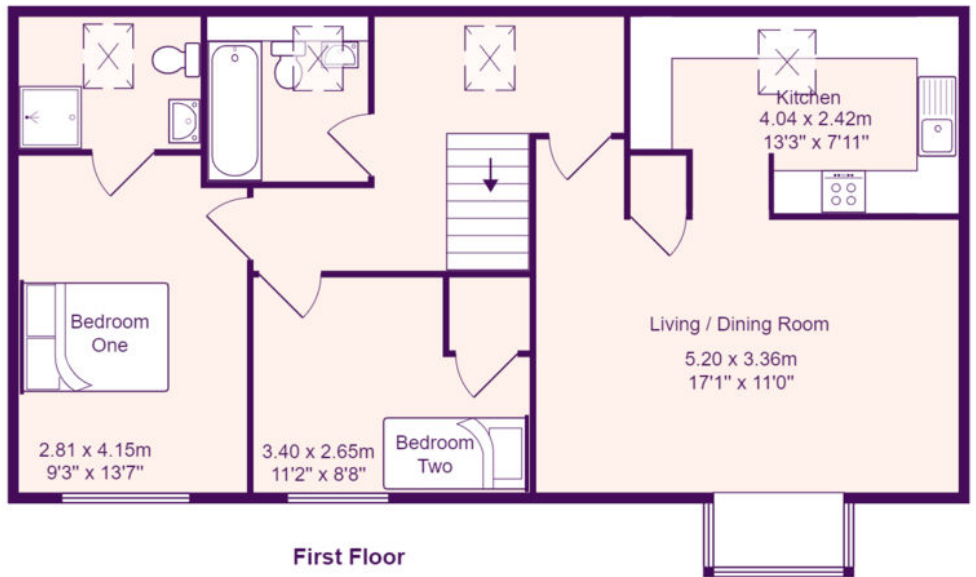
LOOKING FOR A BUY TO LET?

This would be an ideal buy to let property with an estimated rent of £1000 PCM giving a gross rental yield of 5.7%





Ground Floor



First Floor

Total Area: 90.1 m² ... 969 ft²

All measurements are approximate and for display purposes only