



HARVEY ROBINSON

Guide Price

£240,000 - £250,000

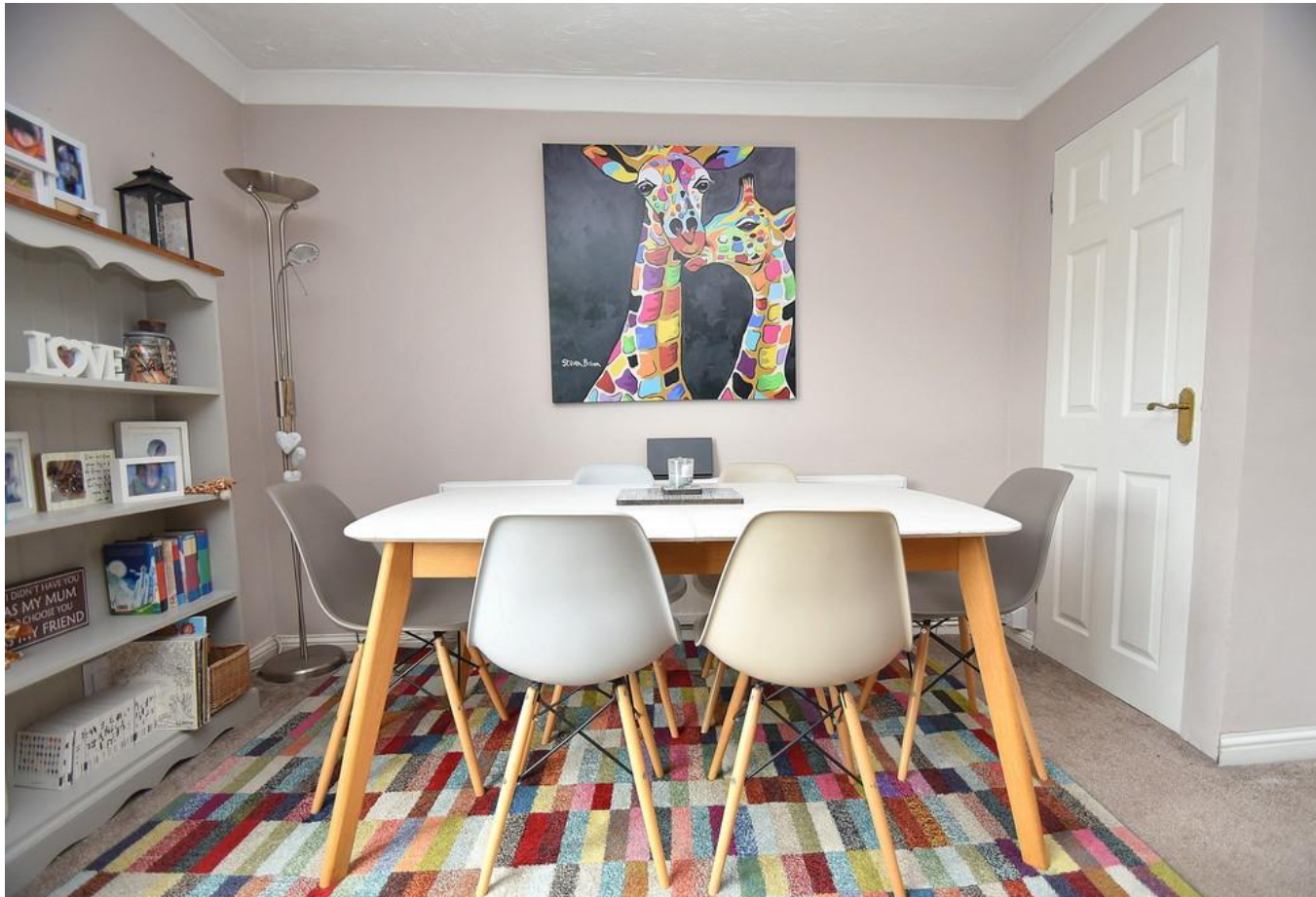
Howitts Gardens

Eynesbury, PE19 2NS

## PROPERTY SUMMARY

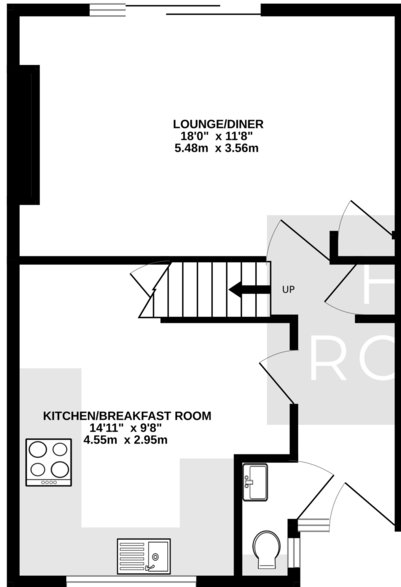
Harvey Robinson estate agents in St Neots are delighted to offer for sale this immaculately presented three bedroom mid terraced home located in Eynesbury, providing excellent access to St Neots Train Station, with high speed links to London Kings Cross, the property is also within walking distance of the Town Centre, amongst other amenities. Maintained well throughout, the property offers ample living accommodation, and in full comprises of an entrance hall, cloakroom, kitchen/ breakfast room and a light and airy lounge/ diner. Upstairs you will find two good sized double bedrooms, the main benefiting from a walk in wardrobe, a single third bedroom and a modern family bathroom. The property boasts good storage throughout. Outside, you will find well maintained front and rear gardens.

Viewing is highly recommended, to arrange, please contact the St Neots office on 01480 454040 option 2.

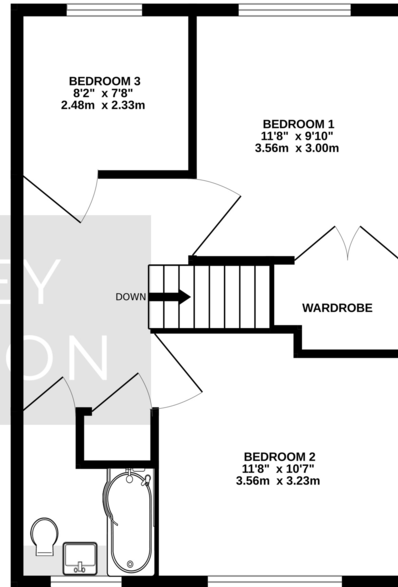




GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.1 sq.m.) approx.  
Made with Metropix 62024

## FAQs

Tenure: Freehold

Council Tax: Band B

EPC Rating: C

Water Meter: Yes

Onward Movements: Upsizing Locally

Primary School Catchment: Winhills Primary Academy

Secondary School: Ernulf Academy

What3Words Location: //rekindle.packing.exist

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2023 – Gold Winner

5.0 Star Google Review Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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### CONTACT

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