



HARVEY ROBINSON

Offers In Excess Of  
£300,000

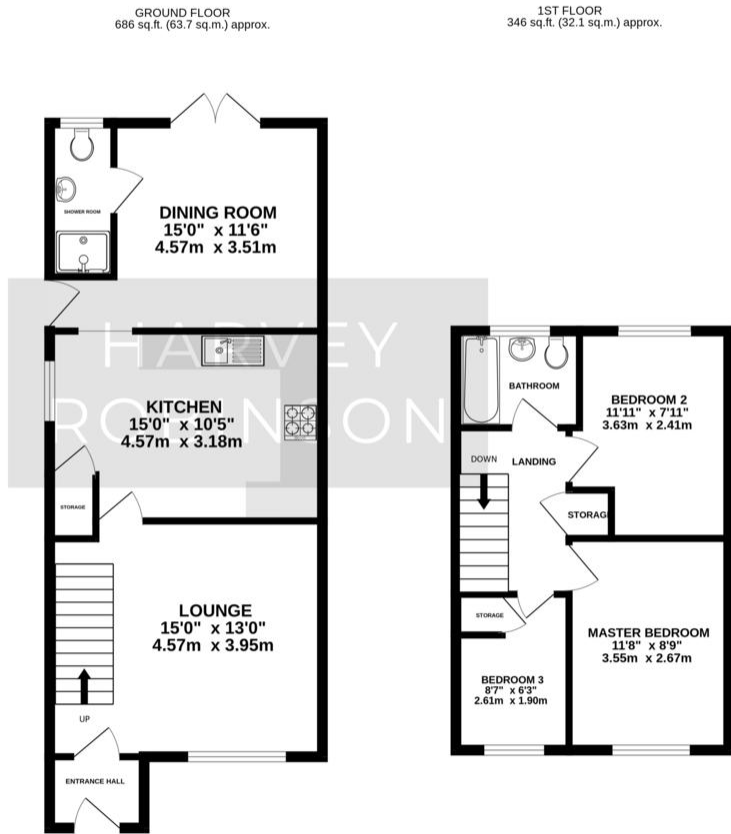
Cunningham Way  
Eaton Socon, PE19 8NJ

## PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be marketing this three-bedroom semi-detached home located in Eaton Socon. The property has been extended to provide spacious living accommodation that comprises of an entrance porch, lounge, kitchen/diner, separate dining room, and a cloakroom to the ground floor. To the first floor there are three bedrooms, and a family bathroom. Outside the property there is a beautifully landscaped, low maintenance garden, a garage, and off-road parking. The property has potential for further extension (subject to planning permission). Please contact our St Neots branch to arrange an appointment to view.







TOTAL FLOOR AREA: 1032 sq.ft. (95.8 sq.m.) approx.

## FAQs

Postcode for SatNav: PE19 8NJ

What3Words location:

///courts.loses.passes

Council Tax: C

How long have the current owners lived here: 9 years

Reason for move: Downsizing

Rear fence responsibility: All three sides

Garden aspect: South

Water meter: Yes

Loft: Boarded with ladder

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>	71	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & 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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