



HARVEY ROBINSON

£375,000

22 Eaton Close
Eaton Ford, PE19 7DE

PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be offering for-sale this Campbell Buchanan built three-bedroom home located on a small development with the sought-after Eaton Ford area. This modern home has been built to a high specification and has been well maintained by the current owners who have lived here since the property was constructed in 2017. The accommodation comprises an entrance porch, lounge, utility room, cloakroom, and a kitchen/diner to the ground floor. To the first floor there are three bedrooms, the master bedroom has a re-fitted en-suite, and a family bathroom. Outside there are two allocated parking spaces, and a low maintenance enclosed rear garden. Please contact our St Neots office to arrange a viewing.

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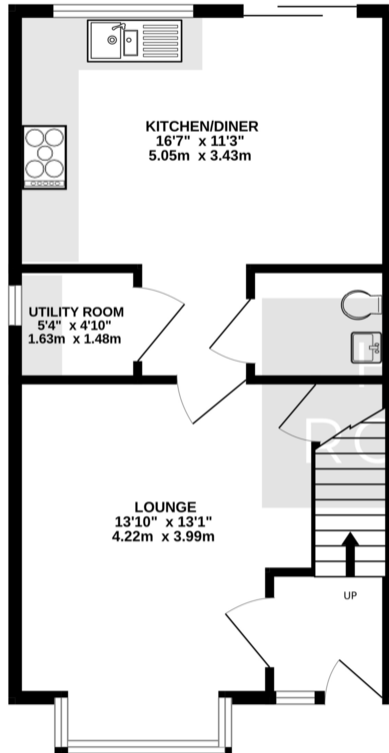


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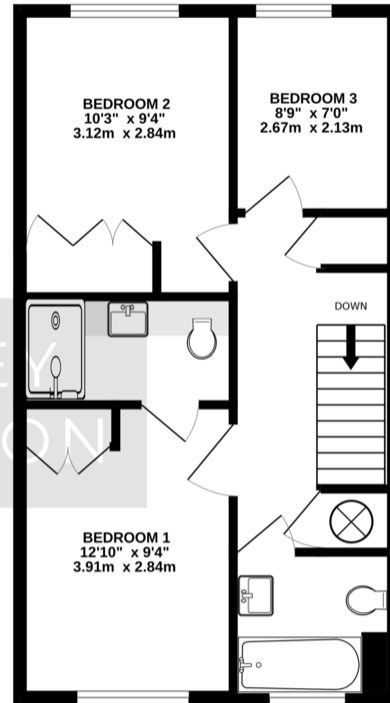




GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.
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FAQs

Postcode for SatNav: PE19 7DE

What3Words location:

///flotation .relaxing .recover

Council tax: C

Age of property: 2017

How long have the owners lived here: Since new Vendors onward movements: Upsizing, unsure if an onward purchase will be tied in to the sale

Garden aspect: South

Primary catchment: Crosshall

Secondary catchment: Longsands

Water meter: Yes

Development maintenance charge: £82 per month

Loft: Boarded with light and ladder

Boiler: Installed in 2017, it has a service history

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

HARVEY ROBINSON

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