



RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



# 13 Gainsborough Avenue

, Eaton Ford, PE19 7RJ

Offers in excess of £365,000

## Description:

\*\*\* SITUATED IN THE DESIRABLE AREA OF EATON FORD \*\*\* Within walking distance of St Neots town centre, this sought after extended three bedroom semi-detached family home comprises an entrance hall, a downstairs bedroom boasting wet room facilities and a dual aspect open plan lounge/ diner with French doors leading out to the rear garden. The modern kitchen offers a range of high and low level soft close units, an induction hob, an electric fan oven, integrated fridge, freezer, dishwasher, space for a freestanding washing machine and drinks cooler.

Upstairs features an open landing area with a large storage cupboard, a generously sized principal bedroom offering built in wardrobes and an en suite, a further well-kept double bedroom also with built in wardrobes, a single bedroom and a traditional family bathroom. The enclosed west facing rear garden is finished with artificial grass and a decking area perfect for entertaining. This freehold property further benefits double glazing, a warm air heating system and a hardstanding driveway for parking.

Council Tax: Band C  
Energy Supplier: Utility Warehouse  
Water Supplier: Anglian Water  
Broadband Supplier: Utility Warehouse

- Situated in the desirable area of Eaton Ford
- Sought after extended three bedroom semi-detached family home
- Downstairs bedroom boasting wet room facilities
- Modern kitchen featuring integrated appliances
- Generously sized principal bedroom offering built in wardrobes and an en suite
- Hardstanding driveway & Enclosed low maintenance rear garden
- Walking distance to St Neots town centre
- On the doorstep of St Neots golf course & local amenities
- Short distance to Crosshall Junior School Academy
- Great road links to A1, A421 & A428

## Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



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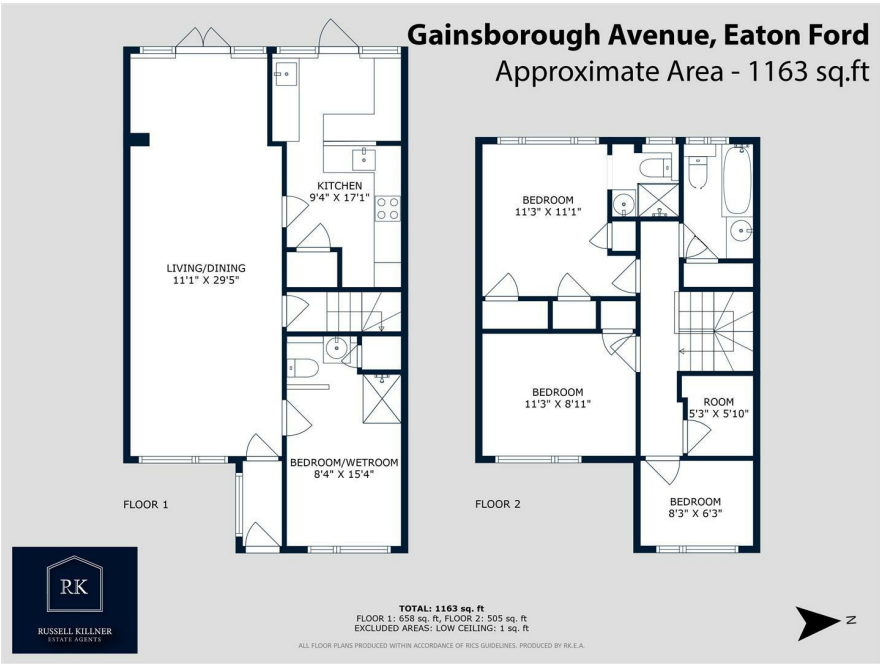
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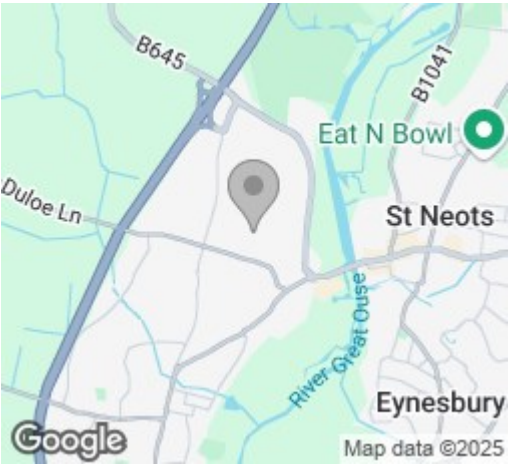
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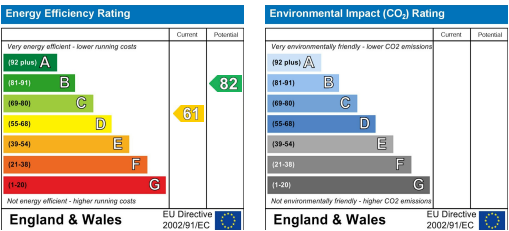
Floor Plan



Area Map



Energy Efficiency Graph



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