



RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



## 34 Chapman Way

Eynesbury, St. Neots, PE19 2HD

Offers in excess of £325,000

\*\*\* ON THE DOORSTEP OF A BEAUTIFUL NATURE RESERVE \*\*\* Fantastic opportunity for a first time buyer or growing family, this sought after spacious three bedroom end terraced family home comprises a hallway leading to a dual aspect lounge family room with a recently re-fitted modern kitchen and a downstairs cloakroom. The kitchen boasts a range of high and low level soft closed units, an electric hob, triple electric oven, space for a fridge freezer, integrated dishwasher and washing machine.

Upstairs features a landing area, a contemporary bathroom and three spacious bedrooms with the master featuring a fitted wardrobe. The enclosed corner plot rear garden is laid to lawn with a patio area perfect for entertaining. This freehold property further benefits from double glazing, gas central heating with a recently fitted new boiler system, a secure carport, an additional driveway and is being sold with no onward chain.

Construction Materials: Brick & Block.

Council Tax: Band C

Energy Supplier: Scottish Power

Water & Sewerage Supplier: Anglian Water

Broadband Supplier: Virgin

Broadband Speed: 1.2 Gig.

Mobile Signal/ Coverage: 5G Current owner use 02 with no issues.

Parking: Driveway & Secured Carport.

- Fantastic opportunity for a first time buyer or growing family
- Being offered to the open market with no onward chain
- Sought after spacious three bedroom end terraced family home
- Dual aspect lounge family room with a recently re-fitted modern kitchen
- Enclosed corner plot rear garden with a patio area perfect for entertaining
- Benefits double glazing and gas central heating with a recently fitted new boiler system
- Secure carport area with an additional driveway
- On the doorstep of a beautiful nature reserve perfect for dog walkers
- Short distance to the train station which has access to London Kings Cross
- Surrounded by local amenities and on the doorstep of the A1 routes

### 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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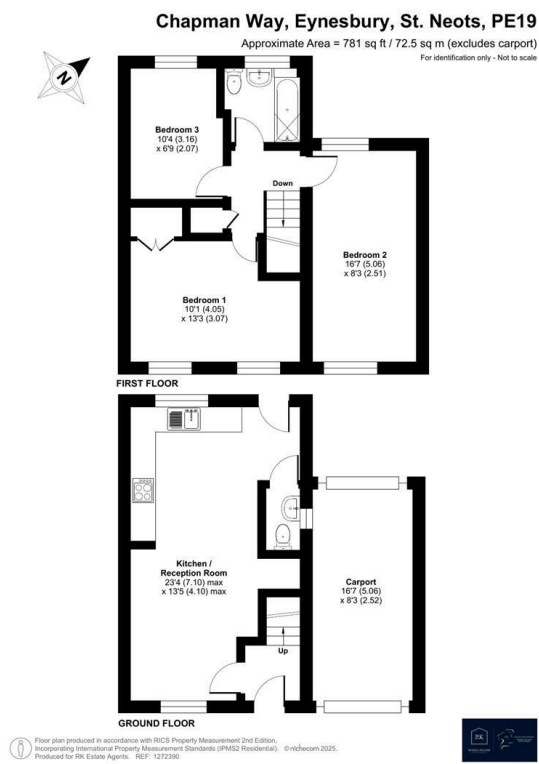


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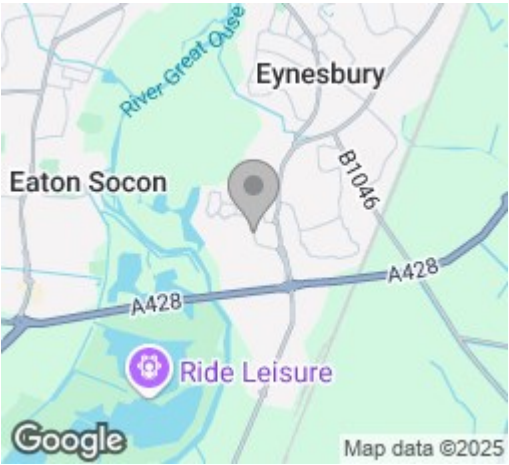




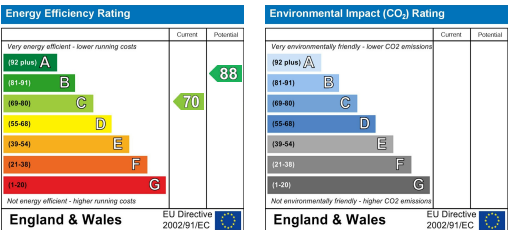
Floor Plan



Area Map



Energy Efficiency Graph



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