



RUSSELL KILLNER
ESTATE AGENTS



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



15 Rye Close

Eynesbury, St. Neots, PE19 2RG

Offers over £245,000

*** SHORT DISTANCE TO THE TRAIN STATION *** Fantastic opportunity for first-time buyers or downsizing, this spacious two bedroom mid-terraced house is situated in the popular residential area, The Parklands. Tucked away in a peaceful cul de sac this property comprises a hallway, generously sized lounge and a recently fitted modern kitchen/ diner. The kitchen area offers a range of high and low level soft closed units, gas hob, electric oven, integrated fridge freezer and dishwasher. Outside is a utility unit housing a freestanding washing machine and tumble dryer.

Upstairs consists of a well-kept large L-shaped master bedroom with fitted wardrobes, a good sized second bedroom and a contemporary white three-piece family bathroom. The enclosed west facing private rear garden has a shingle stone area with shrub borders and a new decking perfect for entertaining. This freehold property further benefits from gas central heating with a new boiler fitted in 2024, double glazing, a single garage on block and one allocated parking space.

Type of Construction Materials: Brick and Roof Tiles.
Council Tax: Band B.
Energy Supplier: Octopus Energy.
Water & Sewerage Supplier: Anglian Water.
Broadband Supplier: Plusnet.
Broadband Speed: 252 Upload Speed/ 48 Download Speed.
Mobile Signal/ Coverage: Current owner use's EE with no issues.

- Fantastic opportunity for first-time buyers or downsizing
- Desirable two bedroom house situated in a cul de sac
- Recently fitted modern kitchen/ diner with integrated fridge freezer & dishwasher
- Well-kept large L-shaped master bedroom with fitted wardrobes
- Double glazed & Gas central heating with a new boiler fitted in 2024
- Enclosed west facing rear garden with a decking area ideal for entertaining
- Single garage on block with one allocated parking space
- Walking distance to local amenities including a primary & secondary school
- Short distance to the train station with direct links to London Kings Cross
- On the doorstep of the A1 routes ideal for commuters

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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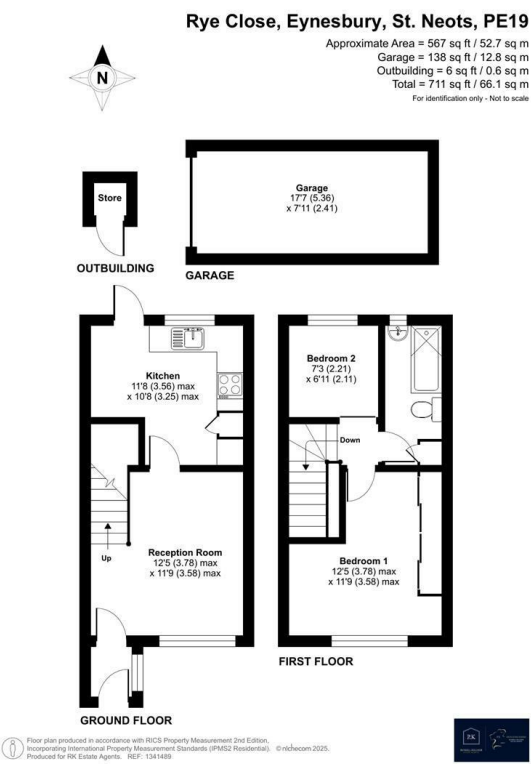
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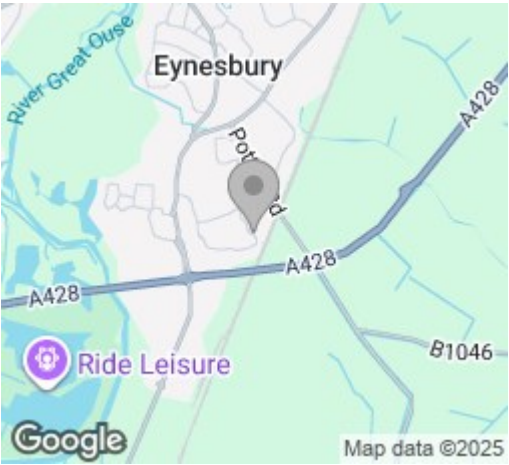
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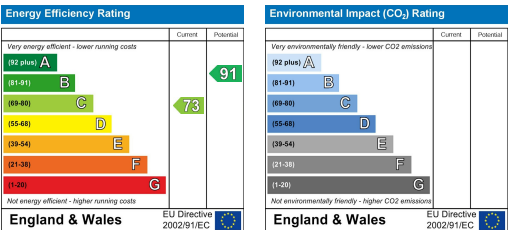
Floor Plan



Area Map



Energy Efficiency Graph



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