

ten sales &
lettings

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3, Regent Close, St. Neots, PE19 8DT

Bedrooms: 3 Bathroom: 1

£275,000

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Property Features

- **THREE BEDROOMS**
- **GARAGE & PARKING**
- **ADDITIONAL STUDY ROOM**
- **LARGE KITCHEN/DINER**
- **NEW FLOORING THROUGHOUT**
- **CUL-DE-SAC POSITION**
- **CLOSE TO AMENITIES**
- **SOLAR PANNELLS**



This fantastic three-bedroom home is situated in the heart of Eaton Socon, close by to popular schools, shops, doctors and other amenities.

Boasting a downstairs cloakroom, spacious kitchen/diner, a large lounge, study room, garage, solar panells and much more - this property is ideal for first time buyers or any growing family.



Room Details & Dimensions

Entrance Hall

Double glazed door to front. Radiator. Doors to W/C, kitchen/diner and lounge. Stairs to landing.

Kitchen/Diner

13' 1" MAX x 12' 4" (3.98m x 3.76m)

Two double glazed windows to front. Fitted kitchen with a range of wall and base units, work surfaces over, one and a half bowl stainless steel sink drainer unit. Electric oven with gas hob and cooker hood. Plumbing for washing machine. Radiator. Understairs cupboard. Door to entrance hall.

Cloakroom

Frosted double glazed window to the front. Low level WC. Wash hand basin. Radiator.

Lounge

18' 6" MAX x 11' 5" (5.63m x 3.48m)

Double glazed window to the rear. Telephone and TV points. Radiator. Door to study.

Study

7' 6" x 6' 10" (2.28m x 2.08m)

Double glazed door to the rear aspect and double glazed window to the side. Radiator.



Landing

Stairs from the entrance hall, airing and storage cupboard, access to loft space.

Bedroom One

11' 4" x 10' 5" (3.45m x 3.17m)

Double glazed window to front. Single built in wardrobe. Television point. Radiator.

Bedroom Two

11' 0" x 10' 5" (3.35m x 3.17m)

Double glazed window to the rear. Single built in wardrobe. Radiator.

Bedroom Three

8' 1" x 7' 8" (2.46m x 2.34m)

Double glazed window to the rear. Built in wardrobe. Radiator.

Bathroom

Frosted double glazed window to the front. Bath with mixer taps and shower over. Glass shower screen. Low level WC. Wash hand basin set into vanity unit. Full tiling to walls. Heated towel rail.



Garage and Drive

Single garage with power, lighting and up & over door.

Front garden

Laid to lawn with a variety of shrubs. Path to front door.

Rear Garden

Rear garden enclosed by timber and metal fencing. Metal gate to driveway and garage door. Path from study door to rear patio area which is sheltered by pergola. Lawn area with shrubs bordering.





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Floorplan



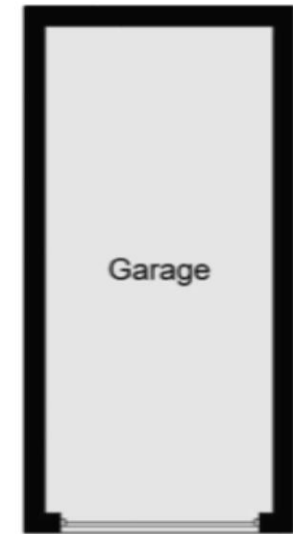
Ground Floor

Floor area 52.8 m² (569 sq.ft.)



First Floor

Floor area 47.3 m² (510 sq.ft.)

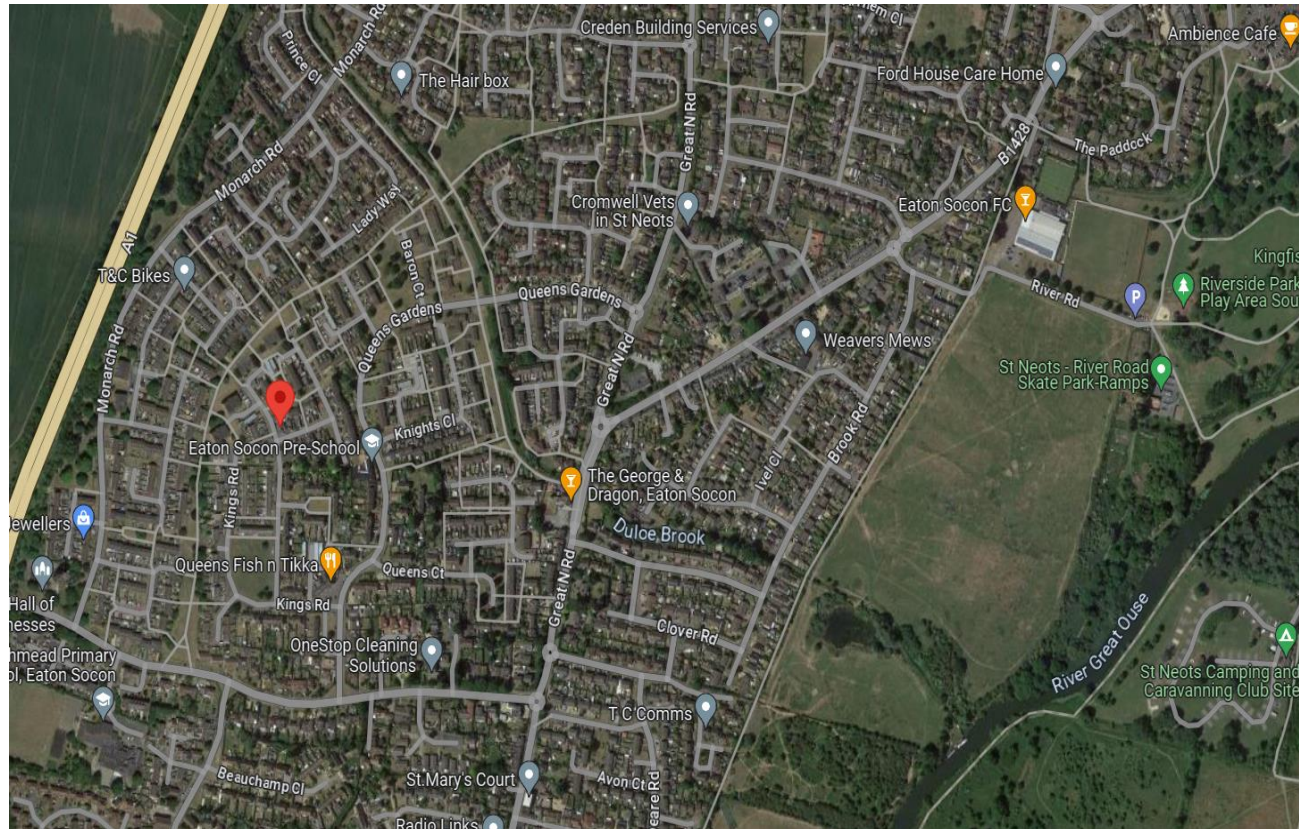


Garage

Floor area 12.7 m²
(137 sq.ft.)

TOTAL: 112.9 m² (1,215 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Council Tax Band: B
Local Schools: Crossshall / Bushmead
EPC Rating: B
Tenure: Freehold
Term Remaining: n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.