



**LOVETT**  
Sales & Lettings

£245,000



## 63 St. Neots Road, Eaton Ford, St. Neots, PE19 7BA

- Terraced Cottage
- Two double bedrooms
- Close to local shops and amenities
- Riverside Park close by
- Gas radiator heating
- UPVC windows and doors

## Full Description

A two bedroom terraced cottage in a convenient location in Eaton Ford close to local shops, pubs and amenities. Riverside Park is close by with walks into St Neots Town Centre. The accommodation comprises entrance porch, open plan living & dining room plus a kitchen on the ground floor. The first floor has two double bedrooms and a bathroom. The property benefits from UPVC windows and gas radiator heating. Externally there is a courtyard garden to rear. The property is offered with no forward chain.

### ENTRANCE PORCH

UPVC entrance hall leading to entrance porch. UPVC window to side. Door to living room.

### LIVING ROOM

11' 1" x 10' 1" (3.38m x 3.07m)

UPVC window to front. Radiator. Wood flooring. Inset ceiling lights.

### DINING ROOM

11' 1" x 8' 8" (3.38m x 2.64m)

Stairs to first floor. Wood flooring. Radiator. Doorway to kitchen.

### KITCHEN

10' 6" x 10' 4" (3.2m x 3.15m)

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Freestanding cooker with extractor over. Plumbing for washing machine. Wall mounted gas boiler. Radiator. Tiled floor. UPVC window to rear. UPVC door to rear.

### LANDING

Velux roof window to ceiling. doors to bedrooms and bathroom

### BEDROOM ONE

11' 1" x 10' 1" (3.38m x 3.07m)

UPVC window to front. Radiator.

### BEDROOM TWO

11' 1" x 10' 6" (3.38m x 3.2m)

UPVC window to rear. Radiator.



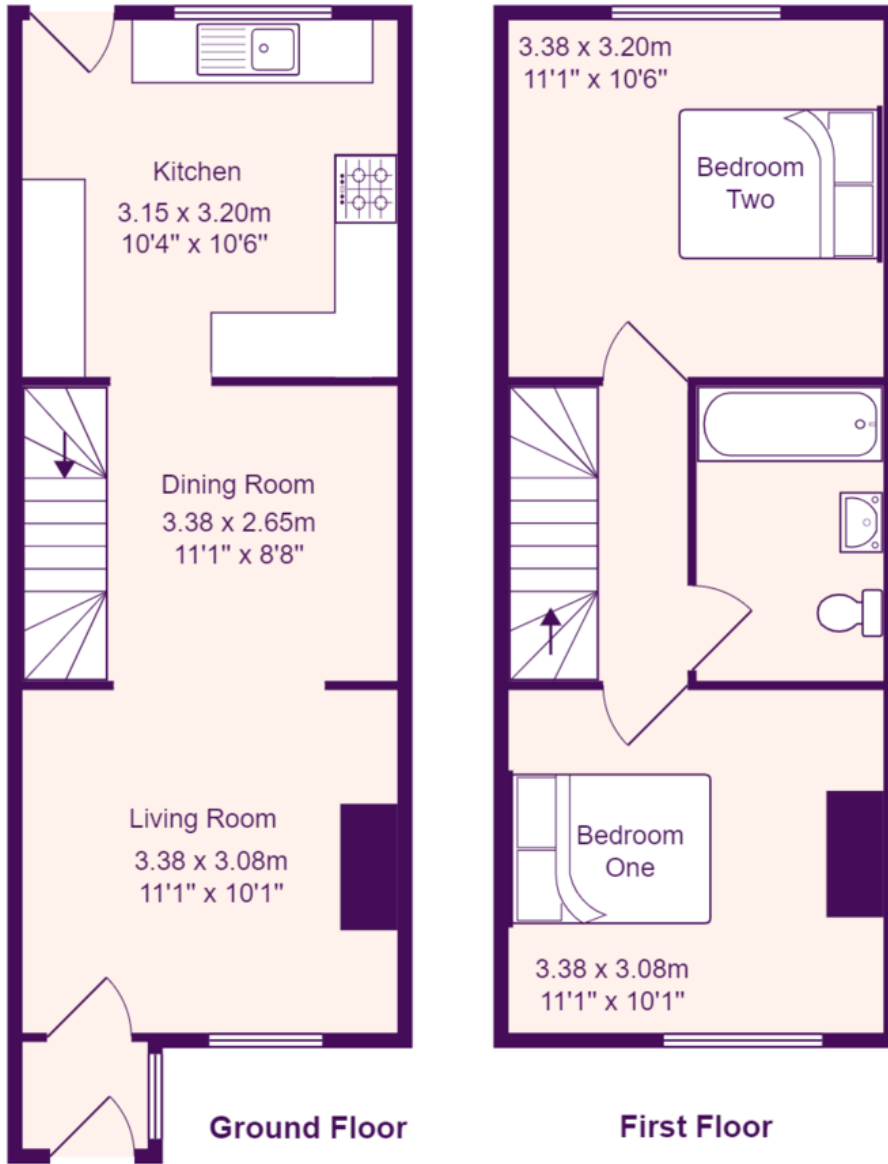
## BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. Velux window to ceiling.

## REAR GARDEN

Courtyard garden with brick built storage shed with pan tiled roof.





Total Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>

All measurements are approximate and for display purposes only