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**SPRINGBROOK, EYNESBURY, ST NEOTS, PE19 2EB**

**GUIDE PRICE £260,000**

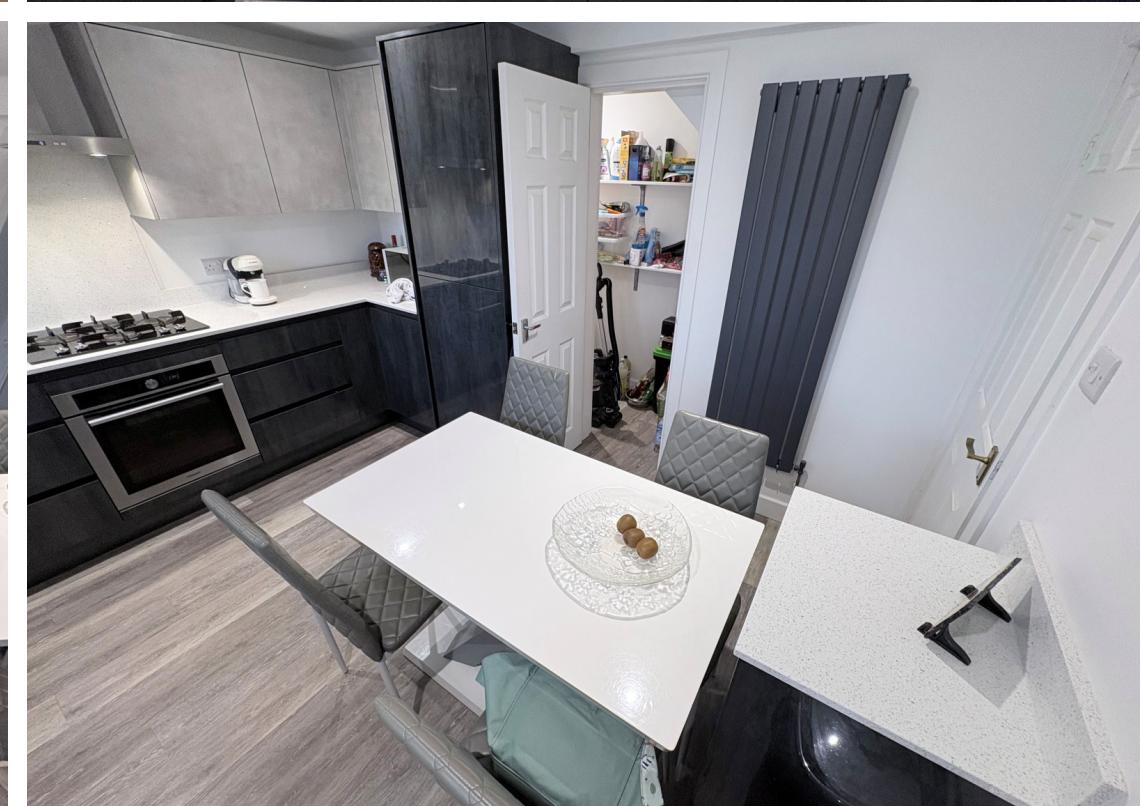
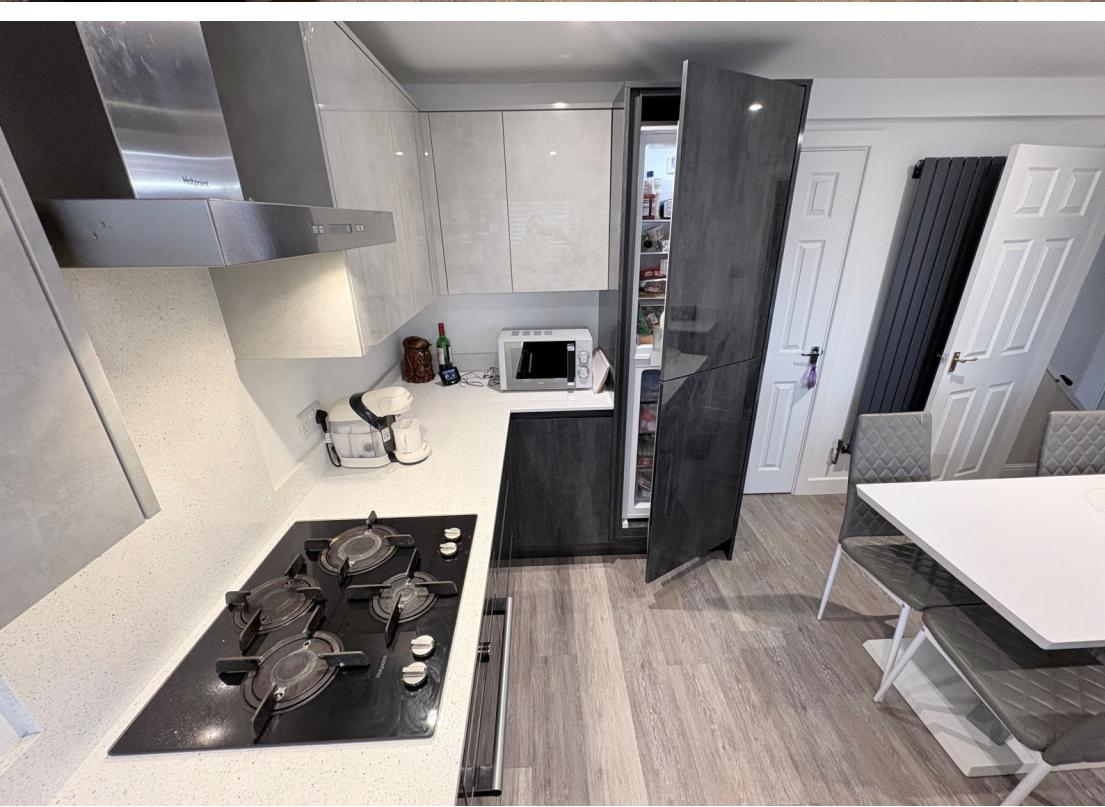
Vanessa Newman Property Agents are delighted to bring to the market this well-presented three-bedroom family home, originally built in the 1960s.

The property has been lovingly maintained by the current vendors for the past 27 years, with both the kitchen and family bathroom upgraded to a high standard. The accommodation includes a good-sized living room and a convenient ground floor WC.

Upstairs, there are three bedrooms (two doubles and one single), with built-in storage to both double rooms, as well as two generously sized storage cupboards on the landing.

The property benefits from cavity wall construction, gas central heating, and replacement windows, doors, guttering, and fascia boards.





Externally, the front of the property features a low-maintenance shrubbery garden. The enclosed rear garden is private and fully patioed, creating a practical and low-maintenance outdoor space.

Situated in a popular area of Eynesbury, the property is less than one mile from St Neots town centre and benefits from a wide range of amenities practically on the doorstep. St Neots offers a diverse selection of shops, pubs, restaurants, supermarkets, and coffee shops. The Riverside Park and St Neots railway station (approximately 1.3 miles away) are also closeby, providing direct services to London King's Cross in around 40 minutes.

The property is within walking distance of several local schools, including Winhills Primary School, Samuel Pepys School, and Eynesbury CofE C Primary School, with Ernulf Academy being the nearest secondary school.

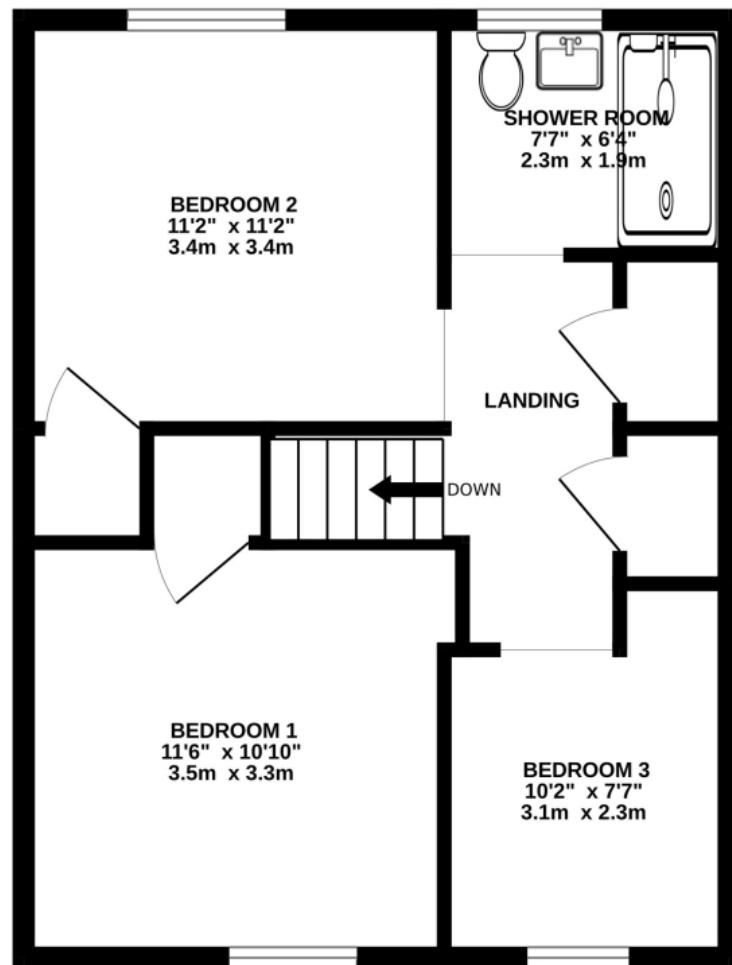
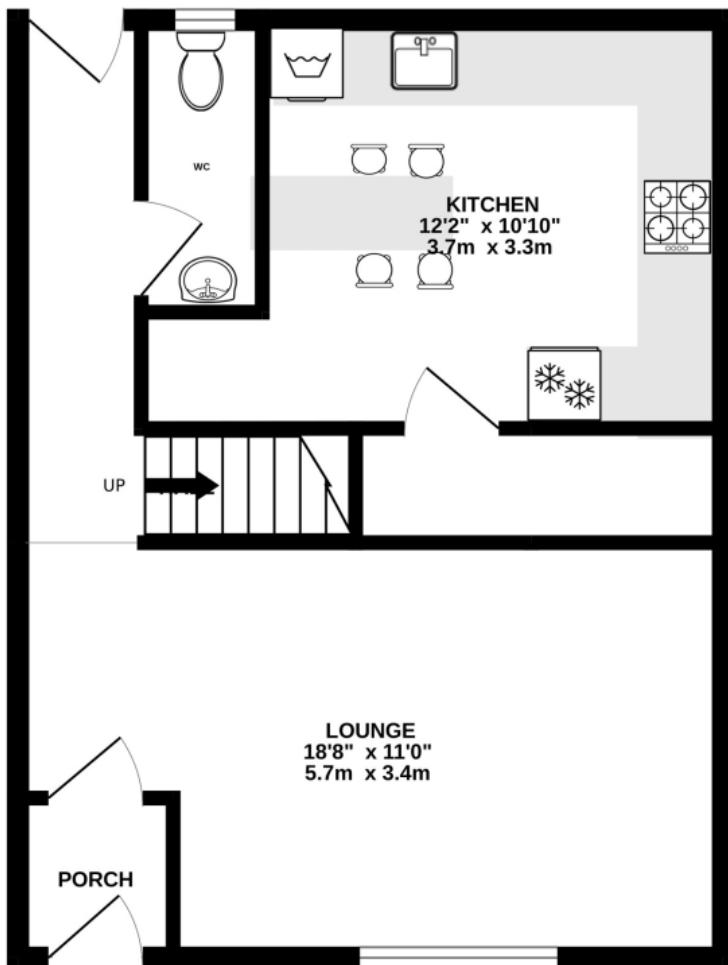
Offered to the market '**chain free**', early viewings are highly recommended to fully appreciate the excellent condition and spacious accommodation on offer.





GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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