



Vanessa Newman
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ST. NEOTS ROAD, EATON FORD, PE19 7BA

GUIDE PRICE £260,000

Vanessa Newman Property Agents are delighted to present this extended & well-maintained 2 double bedroom mid-terrace cottage for sale.

The property has been lovingly cared for by the current owners over the past 4 years and boasts:

- An open-plan lounge and dining area
- A good-sized modern fitted kitchen
- An upgraded family bathroom
- A recent boiler upgrade with a combination boiler installed in the loft space

Upstairs, you will find two double bedrooms, providing generous accommodation and the family bathroom.

Externally, the property offers:

- A small, easy-to-maintain front garden with shrubbery
- A private, westerly-facing rear courtyard garden, fully enclosed, featuring a manageable lawn and patio area – perfect for summer BBQs

Situated in a popular area of Eaton Ford, the property is less than one mile from St Neots town centre, offering a wide range of amenities including shops, pubs, restaurants, supermarkets, and coffee shops. Riverside Park is nearby, and St Neots railway station is approximately 1.8 miles away (around 30 minutes on foot or 7 minutes by car), providing direct services to London King's Cross in about 40 minutes.

The property is also within walking distance of several local schools:

- Crosshall Infants and Junior Schools
- Bushmead Primary *School*
- Potential Catchment area to both Longsands Academy & Ernulf Academy secondary schools.

This home is ideal for first-time buyers looking to join the property ladder and buy-to-let investors, given the high rental demand for this location.

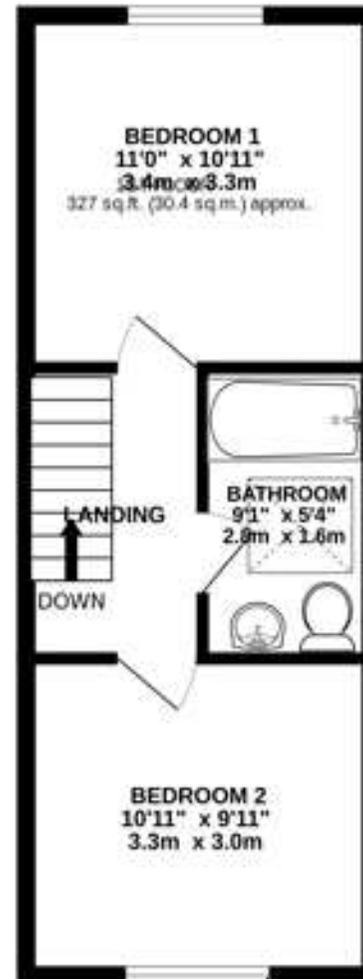
Early viewings are highly recommended to fully appreciate the excellent condition and spacious accommodation this charming cottage has to offer.







GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (52.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of bricks, 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 a guide 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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