



Award Property are pleased to offer for sale this three bedroom semi detached family home with garage and garden, situated at the end of a quiet cul-de-sac in the popular Eaton Socon area of St Neots with all the main town amenities and facilities within easy reach. Bus stops for travel to Cambridge and Bedford are within a 5 minute walk.

Providing over 720 square feet of living space, this property offers a spacious and bright interior which requires some modernisation and refurbishment. With accommodation comprising; living room with front aspect window and stairs to the first floor; dining area with sliding doors to the rear garden; fitted kitchen that includes a range of wall units, built in electric oven, gas hob and cooker hood extractor, stainless steel sink with mixer tap and rear aspect window; first floor landing with storage cupboard leading to; double bedroom one with built in wardrobe; double bedroom two; single bedroom three; family bathroom providing bath with shower over, pedestal washbasin and low level WC. Externally the property has a front garden laid to lawn with shrub borders; a spacious enclosed north east facing hard landscaped rear garden with paved patio, gravel area and timber summer house. The property benefits from double glazing throughout and is heated from a gas boiler to radiator central heating system.

Tenure: Freehold.

Services: All mains electric, gas, water and drainage services are connected.

Fixtures and Fittings: Unless expressly stated, all fixtures and fittings are excluded from the sale.

Local Authority: Huntingdonshire District Council.

Council Tax: Band C.

EPC Rating: Band D.

Parking: Single garage and driveway.

Flooding Risk: No known flood risk.

Chain: Offered chain free and with vacant possession.

Local Information

St Neots is a historic market town on the river Great Ouse, sitting 18 miles west of Cambridge and boasting excellent shopping, leisure and entertainment facilities. Beyond the town centre, easy access to open countryside, river walks and a 72 acre riverside park provide a pleasant backdrop within which to live. Eaton Socon is situated centrally within the town having all the main amenities and facilities within easy reach. The town has a mainline rail station providing access to London Kings Cross in 45 minutes. The nearby A1, A428 and A14 road links make commuting easy to Cambridge (35 mins), Peterborough (30 mins) and Bedford (20 mins).

Guide Price

£300,000

Property Description

Living Room 15' 5" x 12' 2" (4.70m x 3.71m)

UPVC front door, front aspect window, laminate flooring, stairs to first floor, pendant ceiling light, wall mounted radiator

Dining Area 10' 10" x 7' 10" (3.30m x 2.39m)

Laminate flooring, sliding doors to rear garden, five lamp ceiling drop light, wall mounted radiator, archway to kitchen

Kitchen 10' 10" x 6' 11" (3.30m x 2.11m)

Tiled flooring, rear aspect window, fitted wall and base units, blue worktops, blue tiled splashbacks, built in electric oven, built in gas hob, flush mounted cooker extractor, ceiling strip lighting, stainless steel sink/drainage and mixer tap

First Floor Landing

Stairs with open slat bannister, carpet flooring side windows, pendant ceiling light, storage cupboard

Bedroom 1 11' 1" x 9' 2" (3.38m x 2.79m)

Carpet flooring, front aspect window, wall mounted radiator, ceiling pendant light, built in wardrobe with mirror doors

Bedroom 2 9' 2" x 9' 2" (2.79m x 2.79m)

Carpet flooring, rear aspect window, ceiling pendant light, wall mounted radiator

Bedroom 3 9' 2" x 7' 10" (2.79m x 2.39m)

Carpet flooring, front/side aspect window, ceiling pendant light

Family Bathroom 6' 3" x 5' 7" (1.90m x 1.70m)

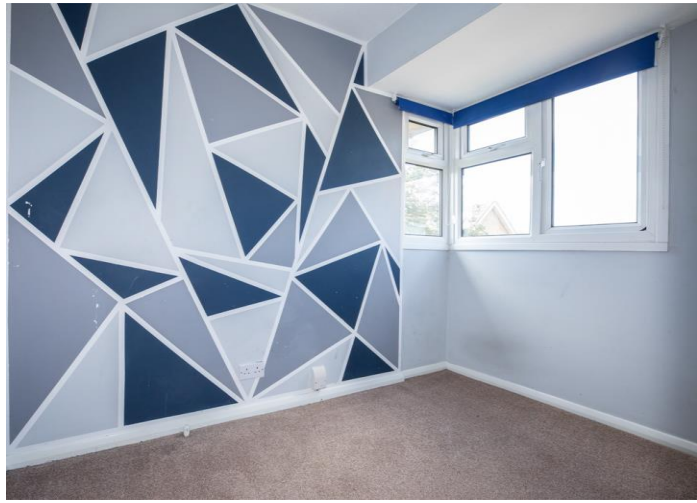
Vinyl flooring, half tiled walls, rear aspect opaque glazed window, white pedestal washbasin, white low level WC, white whirlpool bath with mixer taps and shower over, wall mounted vanity cupboards

Front garden

Laid to lawn with mature shrubs to borders, driveway parking to side of property

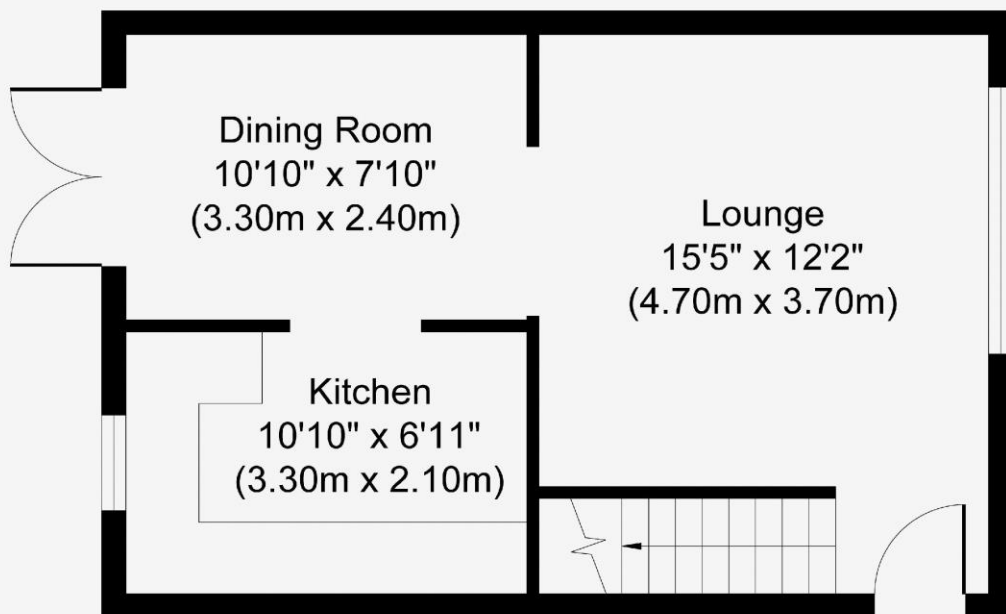
Rear Garden

Enclosed by boundary walls/fences, paved patio, raised gravel area, timber summer house

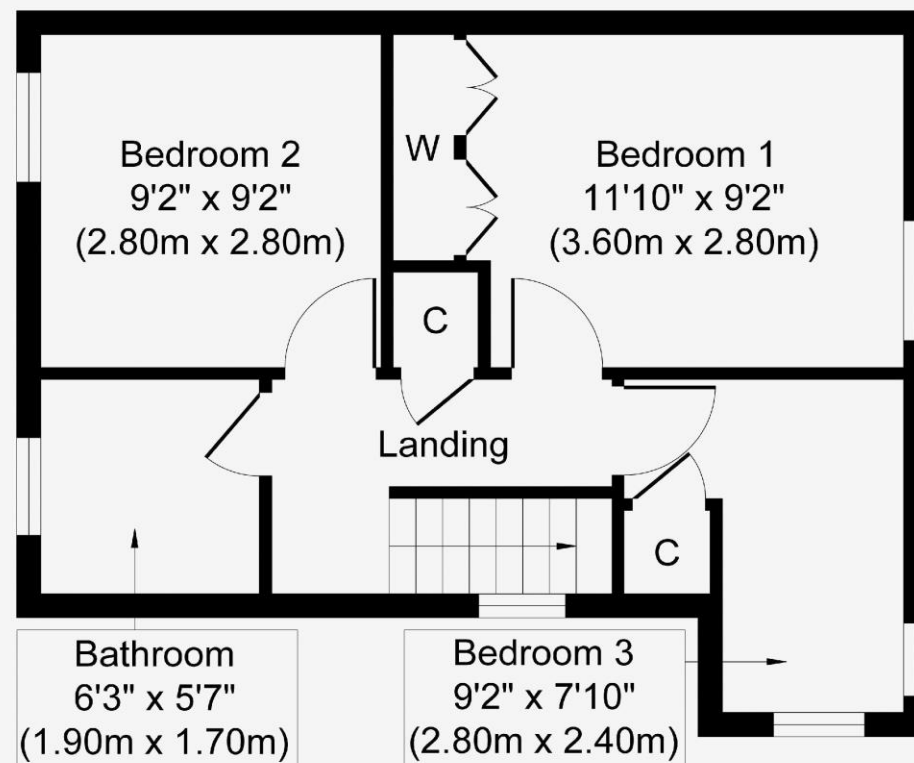








Ground Floor
Approximate Floor Area
359 sq. ft
(33.37 sq. m)



First Floor
Approximate Floor Area
375 sq. ft
(34.86 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Disclaimer Notice: Whilst every attempt has been made to ensure accuracy, these property particulars are for illustrative purposes only and measurements are approximate. They have been prepared in good faith and they are not intended to constitute of an offer of contract.. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Any lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Potential purchasers will be asked to assist us in complying with our Anti Money Laundering obligations by providing identification and proof of funding at the appropriate time to avoid any delay to the sale progress.

Energy performance certificate (EPC)			
19 Otter Way Eaton Socon ST. NEOTS PE19 8LB	Energy rating D	Valid until:	16 August 2036
		Certificate number:	6336-5728-2200-0733-4292
Property type		End-terrace house	
Total floor area		67 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60