



HARVEY ROBINSON

Offers In Excess Of  
£325,000

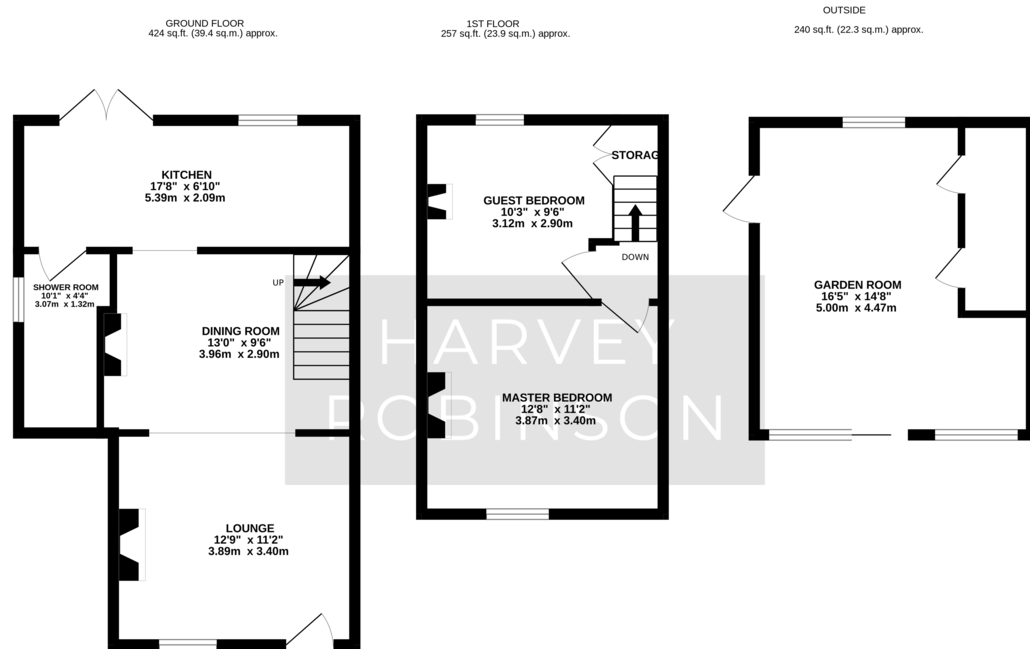
St. Neots Road  
Eaton Ford, PE19 7AL

## PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be marketing this charming two-bedroom cottage in the popular Eaton Ford area. The property was fully refurbished in 2010 and has been kept in immaculate condition by the current owners who have also converted the detached double garage into a garden room which has potential to become a self-contained annexe. The accommodation comprises of a lounge with an open fire, dining room with wood burner, re-fitted kitchen, and shower room to the ground floor. To the first floor there are two bedrooms. There is gated access into the rear garden that provides secure off-road parking. The garden room has been fully insulated, has power and light, and is fitted with kitchen units and has potential to add a shower room. The rear garden extends beyond the garden room and has been re-fenced. Please contact our St Neots office to arrange a viewing of this versatile home.







TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.  
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## FAQs

Postcode for SatNav : PE19 7AL

What3Words Location: ///tasty.unite.shuttling

Council tax: A

Vendors onward movements: Moving locally

Property built: Circa 1850

How long have the owners lived here: Since 2011

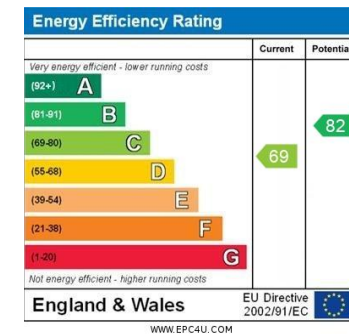
Boundary responsibility: Left and rear

Water Meter: Yes, under kitchen window

Loft: Not boarded, light fitted, no ladder

Works carried out at the property since 2010:

Re-wired, replumbed, new bathroom and shower room, new drainage, external walls insulated, internal walls sound proofed, under floor heating downstairs, insulation in the floor and ceilings, new boiler (2023), replaced windows and French doors, garage converted, new storm porch, rear extension re-roofed, new fencing along the left hand boundary



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

22 Market Square, St Neots,  
 Cambridgeshire, PE19 2AF

### CONTACT

01480 454040  
 stneots@harveyrobinson.co.uk  
 www.harveyrobinson.co.uk