



HARVEY ROBINSON

£250,000

Howitts Gardens

Eynesbury, PE19 2PD

PROPERTY SUMMARY

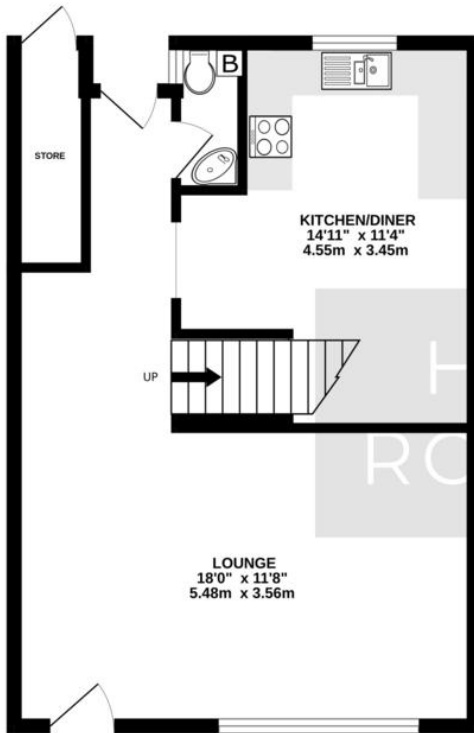
Harvey Robinson estate agents are delighted to offer for sale, with no onward chain, this three bedroom terraced home. Whilst providing excellent access to St Neots Train Station, with high speed links to London Kings Cross, the property is also within walking distance of the Town Centre, amongst other amenities.

The property offers spacious living accommodation, comprising of a lounge, kitchen/diner, and cloakroom on the ground floor. Upstairs, you will find two good size double bedrooms, a single bedroom, and a family bathroom. Outside, the property includes well-kept front and rear gardens, an outside storage cupboard integral to the property, and unallocated parking spaces available to the rear. The property further benefits from fully-owned solar panels.

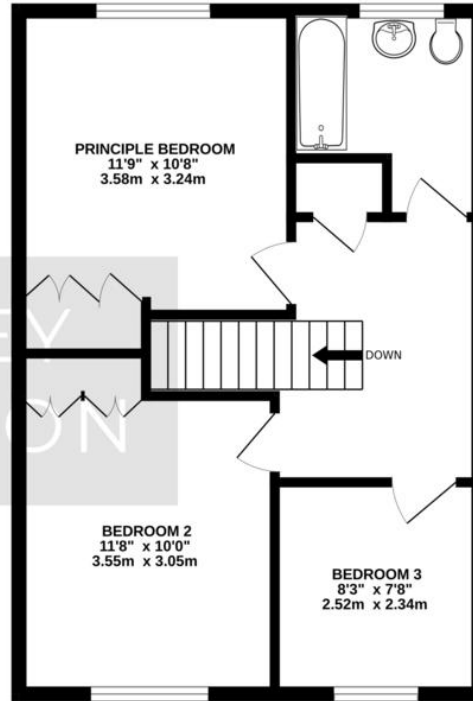




GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.
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FAQs

Tenure: Freehold
Council Tax: Band B
EPC Rating: B
Onward Movements: No Chain
Windows: Replaced 2017
Fascias, Soffits & Guttering: Replaced 2021
Boiler: Installed 2022
Solar Panels: Fully Owned
Primary School Catchment: Winhills Primary Academy
Secondary School: Ernulf Academy
What3Words Location:
///directors.minus.rewriting

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

HARVEY ROBINSON

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