



HARVEY ROBINSON

£165,000  
Peer Road  
Eaton Socon, PE19 8JR

## PROPERTY SUMMARY

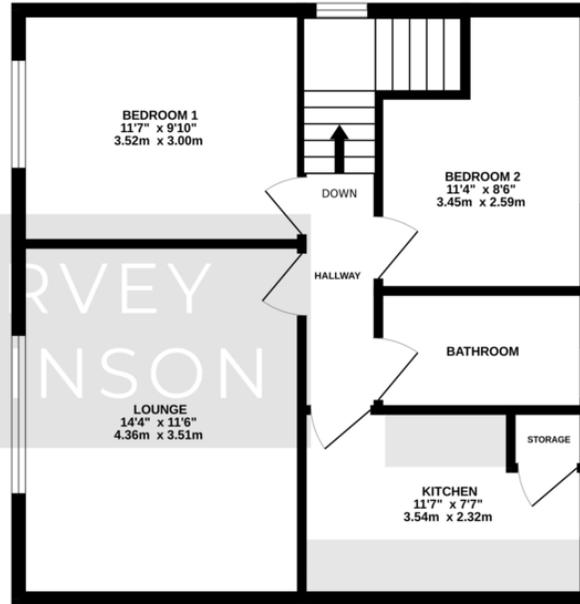
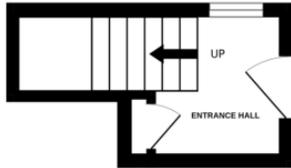
Harvey Robinson estate agents in St Neots are delighted to be marketing this two-bedroom first floor maisonette located in Eaton Socon. The property would make an ideal investment or first purchase and has until recently been let at approximately £900 per calendar month. The accommodation comprises of an entrance hall with stairs leading to the first-floor landing, there is a lounge, separate kitchen, two bedrooms, and a bathroom. Outside the property there is an enclosed garden and off-road parking. Please contact our St Neots branch to arrange a viewing.





GROUND FLOOR  
55 sq.ft. (5.2 sq.m.) approx.

1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



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TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.  
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## FAQs

Postcode for SatNav: PE19 8JR  
 Property built: 1980's  
 Council tax: A  
 How long have the vendors owned the property: 10 years  
 Reason for sale: Former buy to let  
 Boiler last serviced: 2024  
 Loft: Part boarded  
 Potential rental income: £950pcm

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

### OFFICE ADDRESS

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### CONTACT

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