



179 Crosshall Road, Eaton Ford, PE19 7GE



Asking Price: £650,000

Freehold

Crosshall Road, Eaton Ford, PE19 7GE

- Detached Bungalow
- Sought After Location
- Short walk to Town and Riverside Park
- Some Updating Required
- Double Garage and Driveway
- Enclosed Rear Garden
- Close to St Neots Golf Course
- Access to good Transport Links
- Freehold
- Energy Rating - TBC

Situated on one of St Neots' most desirable roads and enjoying views opposite the golf course, this spacious two-bedroom detached bungalow presents an excellent opportunity for buyers looking to create their ideal home. The accommodation comprises an entrance porch leading into a welcoming hallway, a generous living room, separate dining room, kitchen, two well-proportioned bedrooms, a bathroom, shower room, separate WC, and a conservatory overlooking the garden. Externally, the property benefits from a double garage, ample driveway parking, and established gardens. Conveniently located within easy reach of St Neots town centre and its range of shops, amenities, and transport links. Offered with great potential, the property is in need of modernisation throughout, making it an ideal project for those looking to add value and personalise a home in a highly sought-after location.

Council Tax Band - E
Huntingdon District Council

Accommodation

Entrance Proch

Hallway

Kitchen 11'10" x 11'9" (3.6m x 3.58m).

Cloakroom

Dining Room 11'11" x 10'4" (3.63m x 3.15m).

Living Room 17'11" x 13'4" (5.46m x 4.06m).

Conservatory 13'3" x 8'8" (4.04m x 2.64m).

Bedroom One 11'11" x 11'8" (3.63m x 3.56m).

Bedroom Two 11'8" x 10'5" (3.56m x 3.18m).

Bathroom

Shower Room

Outside

Double Garage 19'9" x 17'11" (6.02m x 5.46m).

Driveway providing parking for several vehicles

Enclosed Rear Garden



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris

4-6 Market Square, St. Neots, Cambridgeshire,
PE19 2AW

T: 01480 403020

enquiries.stneots@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. 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. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

