



57 Chapman Way, Eynesbury, PE19 2HD





Offers in Excess of £350,000

Freehold

Chapman Way, Eynesbury, PE19 2HD

- Three Bedroom Family home
- Spacious & Flexible Accommodation
- Move in and Unpack
- No Forward Chain
- Main Bedroom with En Suite
- Driveway/Car Port/Garage
- Popular Location
- Enclosed Rear Garden
- Freehold
- Energy Rating - C/72

Offered for sale with no forward chain, this well-positioned three bedroom town house is situated within the highly regarded Eynesbury Manor development, a popular residential area of St Neots offering excellent access to a wide range of local amenities, schools and transport links. The property provides well-proportioned accommodation arranged over three floors, making it an ideal home for families, professional couples or those looking for a versatile modern property in a convenient location. The ground floor offers a welcoming entrance hall, a useful cloakroom and a well-appointed kitchen, together with a spacious living/dining area providing access to the rear garden. The first floor provides two bedrooms and a family bathroom, while the second floor is home to the impressive principal bedroom, offering excellent space and versatility. Externally, the property benefits from ample off-road parking, a car port and garage, providing excellent storage and parking facilities. The enclosed rear garden offers a pleasant outdoor space with scope to personalise to individual requirements. Eynesbury Manor is particularly popular due to its convenient position, with a variety of shops, schools, recreational facilities and other amenities within easy reach, while St Neots town centre and mainline railway station are also readily accessible.

Council Tax Band - C

Huntingdon District Council

DRAFT DETAILS

Accommodation

Entrance Hallway

Cloakroom

Kitchen/Breakfast Room 14'1" x 9'5" (4.3m x 2.87m).

Living Room 16'1" x 11'7" (4.9m x 3.53m).

First Floor Landing

Bedroom Two 11'3" x 9'6" (3.43m x 2.9m).

Bedroom Three 10'5" x 9'5" (3.18m x 2.87m).

Bathroom

Second Floor Landing

Bedroom One 14'11" x 12'8" (4.55m x 3.86m).

En Suite

Outside

Enclosed Rear Garden

Driveway, Car Port and Garage



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.



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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.

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