



Mallow Close Knights Park Eynesbury

£750.00

MODERN TWO DOUBLE BEDROOM HOME- Giggs and company are delighted to offer this well presented modern two bedroom end of terrace home. The property built two and a half years ago by Taylor Wimpey benefits from a kitchen with integrated appliances, Lounge with double doors leading to garden, cloakroom , two double bedrooms and three piece white bathroom suite. The property is conveniently located for access to the A428 and A1 and is approximately a mile and a half from the train station. Available end of February. Please call Giggs and Company on 01480 276888 to arrange a viewing.

Entrance

Frosted glazed door to:

Entrance Hall

Stairs to first floor accommodation, panelled door to lounge, cloakroom, archway to kitchen.

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal wall mounted wash hand basin, radiator, tiled splashback, frosted double glazed window to front.

Kitchen

9' 11" x 5' 2" (3.02m x 1.57m) Fitted with a matching range of eye and base level units, rolled edge workspace over, stainless steel sink with mixer tap over, built in oven, hob and extractor fan, integrated fridge/freezer, washer/dryer, double glazed window to front.

Lounge/Diner

14' 8" x 12' 1"max (4.47m x 3.68m max) Under stairs storage cupboard, radiator, double glazed double doors to rear.

First Floor Landing

Access to loft hatch, radiator, doors to:

Bedroom One

12' 1" x 8' 4" (3.68m x 2.54m) Double glazed window to rear, radiator.

Bedroom Two

12' 1" x 8' 9" (3.68m x 2.67m) Double glazed window to

front, radiator, built in storage cupboard.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wall mounted wash hand basin, low level WC, tiled walls, radiator, extractor fan, frosted double glazed window to side.

Outside

The rear garden is enclosed by panel fencing and mainly laid to lawn. The front is block paved and has one parking space.

CALL 01480 276888 TO VIEW



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Giggs & Company has produced these details in good faith and believes they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as condition of items, permissions, approvals and regulations. The accuracy of these details is not guaranteed and they do not form part of any contract

Energy Performance Certificate

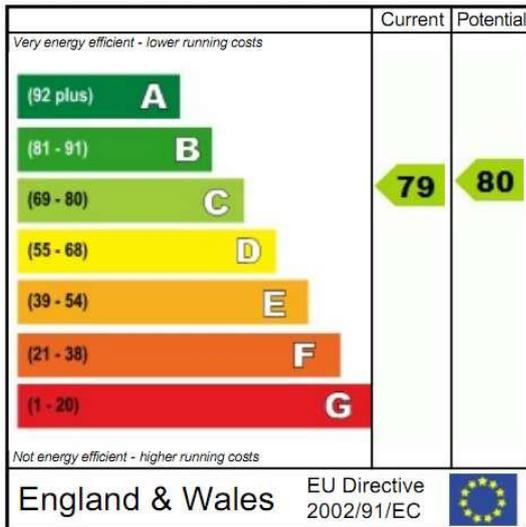


22, Mallow Close
Eynesbury
ST. NEOTS
PE19 2LF

Dwelling type: End-terrace house
Date of assessment: 17 February 2012
Date of certificate: 17 February 2012
Reference number: 8902-6632-9270-2543-7992
Type of assessment: SAP, new dwelling
Total floor area: 53 m²

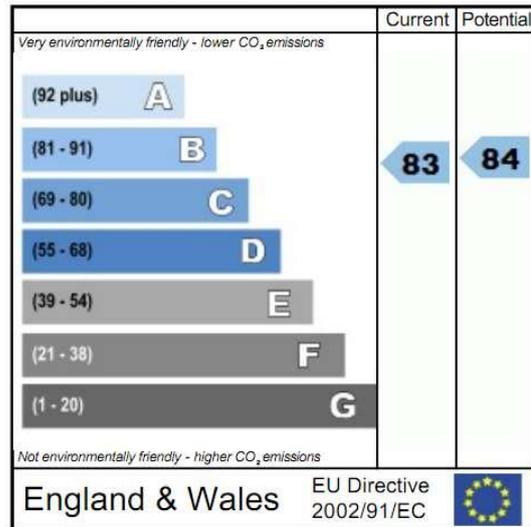
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	123 kWh/m ² per year	116 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year
Lighting	£52 per year	£33 per year
Heating	£225 per year	£227 per year
Hot water	£68 per year	£68 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk