



9 Cowper Court, Eaton Ford, PE19 7LR



Guide Price: £525,000

Freehold

Cowper Court, Eaton Ford, PE19 7LR

- Circa 1400 ft2 of Space
- EV Charging Point
- Stunning Views
- Modern Kitchen
- Spacious Lounge
- Open plan Kitchen/Dining Room
- Decked Terrace
- Garden Room
- Freehold
- Energy Rating – C/72

This spacious family home is located in a popular cul-de-sac in the sought-after Eaton Ford area. Its prime location means it's just a short walk to local amenities, schools, and the beautiful Riverside Park. The property is also situated on top of a hill, providing scenic views of St Neots.

The property boasts a well-appointed open-plan layout, as well as a separate living room. The kitchen has been recently fitted and comes with a suite of integrated appliances, ensuring style and functionality. Accommodation comprises of four bedrooms, a refitted bathroom, and a convenient shower room.

Outside, the property offers ample parking space at the front, which leads to a single garage. The enclosed rear garden features three decked seating areas, including a covered area. There's also a designated barbecue area and garden room with a bar, which is perfect for enjoying the outdoors.

Council Tax Band - E
Huntingdon District Council

Accommodation

Entrance Hallway

Cloakroom

Living Room 17'10" x 12' (5.44m x 3.66m).

Open Plan Kitchen/Dining Room 17'10" x 11'4" (5.44m x 3.45m).

Sunroom 13'8" x 7'10" (4.17m x 2.4m).

First Floor Landing

Bedroom One 13'4" x 10'11" (4.06m x 3.33m).

Bedroom Two 11'5" x 10'1" (3.48m x 3.07m).

Bedroom Three 11'4" x 6'5" (3.45m x 1.96m).

Bedroom Four 10'3" x 6'7" (3.12m x 2m).

Bathroom

Outside

Enclosed Rear Garden

Garden Room with Bar

Single Garage and Parking



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 £60 including 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@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.

