



## SIMPKIN CLOSE, EATON SOCON, ST. **LET AGREED** NEOTS

£1,300 PCM

Contemporary three-bedroom home, ideally located on a quiet cul-de-sac within Eaton Socon nearby to an array of amenities, including pubs, restaurants, the Riverside Park, and convenient transport links.

- CLOSE TO AMENITIES
- CLOSE TO LOCAL SCHOOLS
- EASILY MAINTAINED REAR GARDEN
- GARAGE AND PARKING
- GENEROUS OPEN PLAN KITCHEN/BREAKFAST/DIN

Contemporary three-bedroom home, ideally located on a quiet cul-de-sac within Eaton Socon nearby to an array of amenities, including pubs, restaurants, the Riverside Park, and convenient transport links.

The property comprises an inviting entrance porch that leads to a light filled and spacious living room. There is a well-equipped kitchen which offers an array of cabinets and ample counter space. The kitchen opens out onto an open plan dining area with a conservatory overlooking the rear garden. The first floor offers three well-proportioned bedrooms and a family bathroom.

Council Tax Band: C

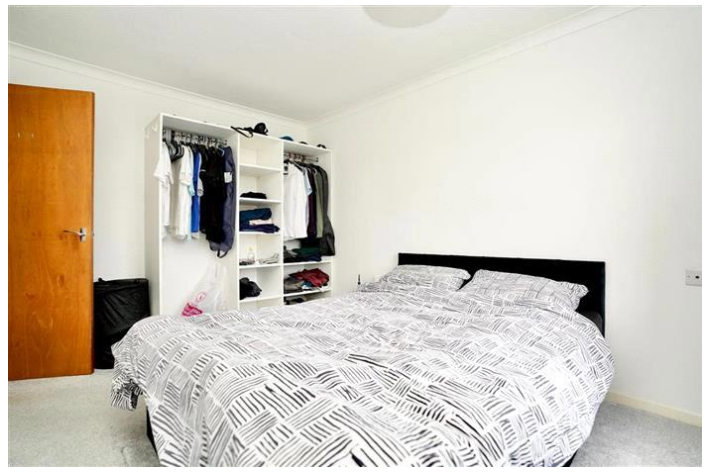
Deposit: £1,557.69

Holding Deposit: £311.53

Parking options: Off Street

Garden details: Private Garden





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(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	

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 will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.