



26 East Street, Huntingdon, PE29 1WE







## Offers in excess of: £250,000 Freehold

East Street, Huntingdon, PE29 1WE

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- Off-Road Parking to the Rear
  - Victorian Mid Terrace Home
  - Three Bedrooms
  - Close to Town Centre
  - Modern Kitchen
  - Ground Floor Bathroom
  - Walking Distance to Train Station
  - Ideal Investment/First Time Purchase
  - Freehold
  - Energy Rating: B/84
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Thomas Morris are pleased to offer for sale this Victorian mid-terrace home. It is situated within easy reach of Huntingdon's mainline train station, which offers a direct line to London's Kings Cross and many local amenities.

Accommodation comprises living room, inner hallway, dining room, refitted kitchen and downstairs bathroom. Upstairs there are two double bedrooms and a third smaller bedroom with an en-suite. Benefiting from a good sized rear garden plus off-road parking to the rear of garden.

The current vendors inform us that the solar panels are leased and will be paid off upon completion.

Council Tax Band B  
Huntingdon District Council

Details subject to approval.



# Accommodation

## Living Room

10' x 12'10" (3.05m x 3.9m).

## Hallway

## Dining Room

10' x 12'10" (3.05m x 3.9m).

## Kitchen

8'10" x 7'9" (2.7m x 2.36m).

## Hallway

## Downstairs Bathroom

## Landing

## Bedroom One

10' x 12'11" (3.05m x 3.94m).

## Bedroom Two

10' x 12'10" (3.05m x 3.9m).

## Bedroom Three

8'10" x 7'11" (2.7m x 2.41m).

## En-Suite

## Off-Road Parking

## 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 £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**

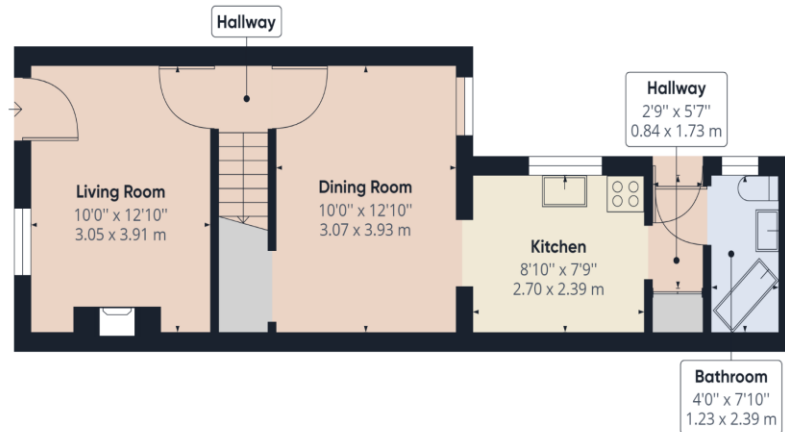
59 High Street, Huntingdon, Cambridgeshire,

PE29 3DN

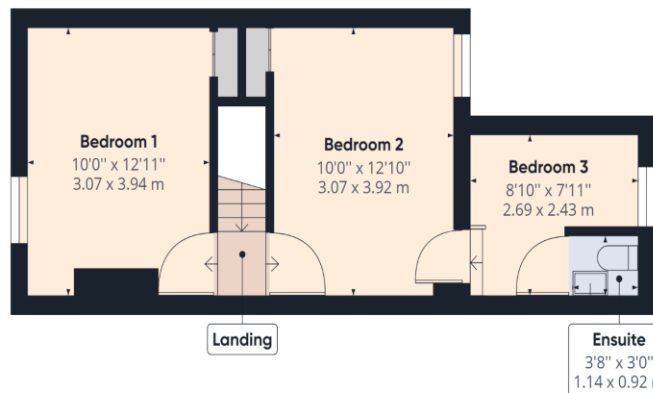
T: 01480 414555

enquiries@tm-huntingdon.co.uk

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Approximate total area<sup>(1)</sup>  
759.11 ft<sup>2</sup>  
70.52 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

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