



23 Lancaster Road, Upwood, PE26 2PX



THOMASMORRIS
SALES & LETTINGS



Guide Price: £175,000

Freehold

Lancaster Road, Upwood, PE26 2PX

- No onward chain
 - Mid-Terrace House
 - Living Room
 - Kitchen
 - Two Bedroom
 - Bathroom
 - Rear Garden
 - Shared Parking
 - Freehold
 - Energy Rating: C/69
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Thomas Morris offered for sale, this two-bedroom mid-terrace house with off road parking. On the ground floor is a separate living room, and a good size kitchen.

Upstairs are two good size bedrooms and a bathroom.

Externally there is a lawned garden to the front & an enclosed garden to the rear.

This property is ideal for someone who wants to do their own stamp on the property.

There are maintenance charges of £149.50 which are payable six monthly to a management company for the upkeep of the communal areas on the development.

The property has scope for improvement allowing any buyer to put their own stamp on it, with the added benefit of no onward chain.

Council Tax Band A Huntingdonshire District Council

Draft Details Only.



Accommodation

Entry

Living Room 11'7" x 13'2" (3.53m x 4.01m).

Kitchen 9'2" x 16'3" (2.8m x 4.95m).

Landing

Bathroom

Bedroom One 9'4" x 11' (2.84m x 3.35m).

Bedroom Two 9' x 6'10" (2.74m x 2.08m).



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 Sales & Lettings
9 Great Whyte, Ramsey, Cambridgeshire, PE26
1HE
T: 01487 814666
enquiries.ramsey@thomasmorris.co.uk

Visit all our properties at
www.thomasmorris.co.uk



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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.