



33 The Grove, Warboys Road,
Old Hurst, PE28 3AG

 **THOMAS MORRIS**

Offers Over: £105,000

Freehold

The Grove, Warboys Road, Old Hurst,

- Park Home
 - Over 50s Development. Charges apply
 - Two Double Bedrooms
 - Kitchen/Dining Room
 - Front and Side Gardens
 - Off-Road Parking
 - Village Location
 - Walking Distance to Farm Shop
 - Freehold
 - Energy Rating Exempt
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A two-bedroom double-unit park home situated on this popular over 50's development in Oldhurst. The property is well-positioned for all major road links, while also being only a short walk to Johnson's farm shop.

Offered with no forward chain, accommodation comprises - Hallway, lounge, kitchen/dining room with space for appliances, two double bedrooms and bathroom.

Further benefits include side and rear gardens, parking for two cars and recently installed gas boiler with 1- year warranty. (March 2023)

Pitch fee of £204.88pcm

Huntingdonshire District Council.

Council Tax Banding A.

These details are subject to approval.



Accommodation

Entrance Hall

Kitchen/Dining Room 17'11" x 8'5" (5.46m x 2.57m).

Living Room 18'10" x 10'10" (5.74m x 3.3m).

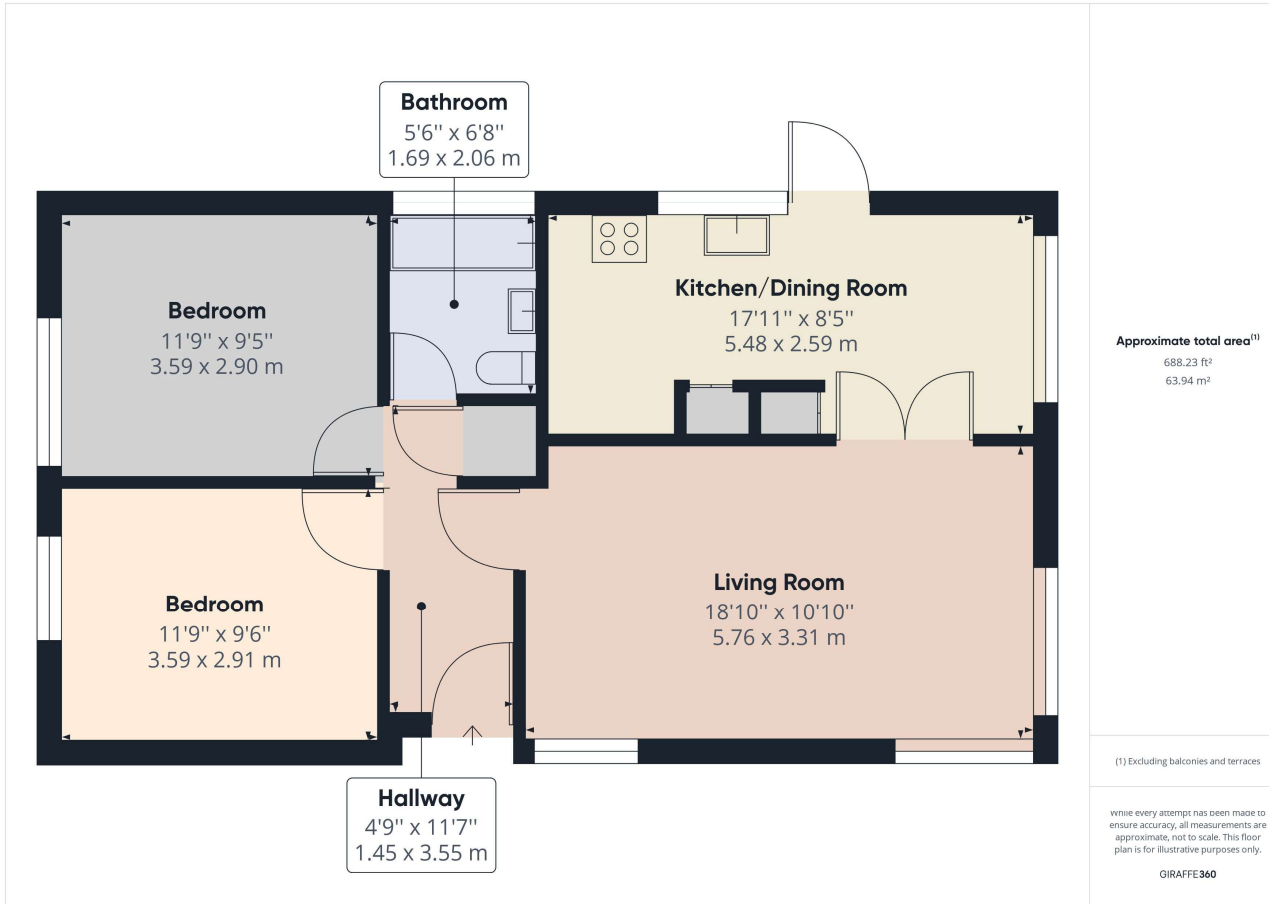
Bedroom 1 11'9" x 9'6" (3.58m x 2.9m).

Bedroom 2 11'9" x 9'5" (3.58m x 2.87m).

Bathroom



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.



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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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