




 **THOMAS MORRIS**

34 River Terrace, St. Neots, PE19 2BG

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Offers in Excess of £350,000 Freehold

River Terrace, St. Neots, PE19 2BG

- River Views
 - Mooring
 - Town Centre Location
 - Open Plan Living
 - Bi-Fold Doors
 - Balcony
 - Allocated Parking
 - Summer House
 - Freehold
 - Energy Rating - D/56
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Take a look at this modern semi-detached mews style property located adjacent to the River Great Ouse. The property comes with mooring and a small pontoon. This beautiful property comprises an entrance hall, a cloakroom, a living/dining room with bi-fold doors to a large balcony directly above the river, and a well-fitted kitchen with integrated appliances on the ground floor. Upstairs, you will find three bedrooms and a family bathroom. Outside, there is a small enclosed courtyard garden with a brick-built detached summerhouse and off-road parking for one vehicle. The sunset views from the balcony are one of the property's most attractive features.

Council Tax Band - C
Huntingdon District Council

DRAFT DETAILS

Accommodation

Entrance Hall

Cloakroom

Lounge 17'1" x 12'5" (5.2m x 3.78m).

Balcony

Kitchen 10'9" x 7' (3.28m x 2.13m).

First Floor Landing

Bedroom One 10'11" x 10'9" (3.33m x 3.28m).

Bedroom Two 9'8" x 8'8" (2.95m x 2.64m).

Bedroom Three 8'11" x 6'11" (2.72m x 2.1m).

Bathroom

Outside

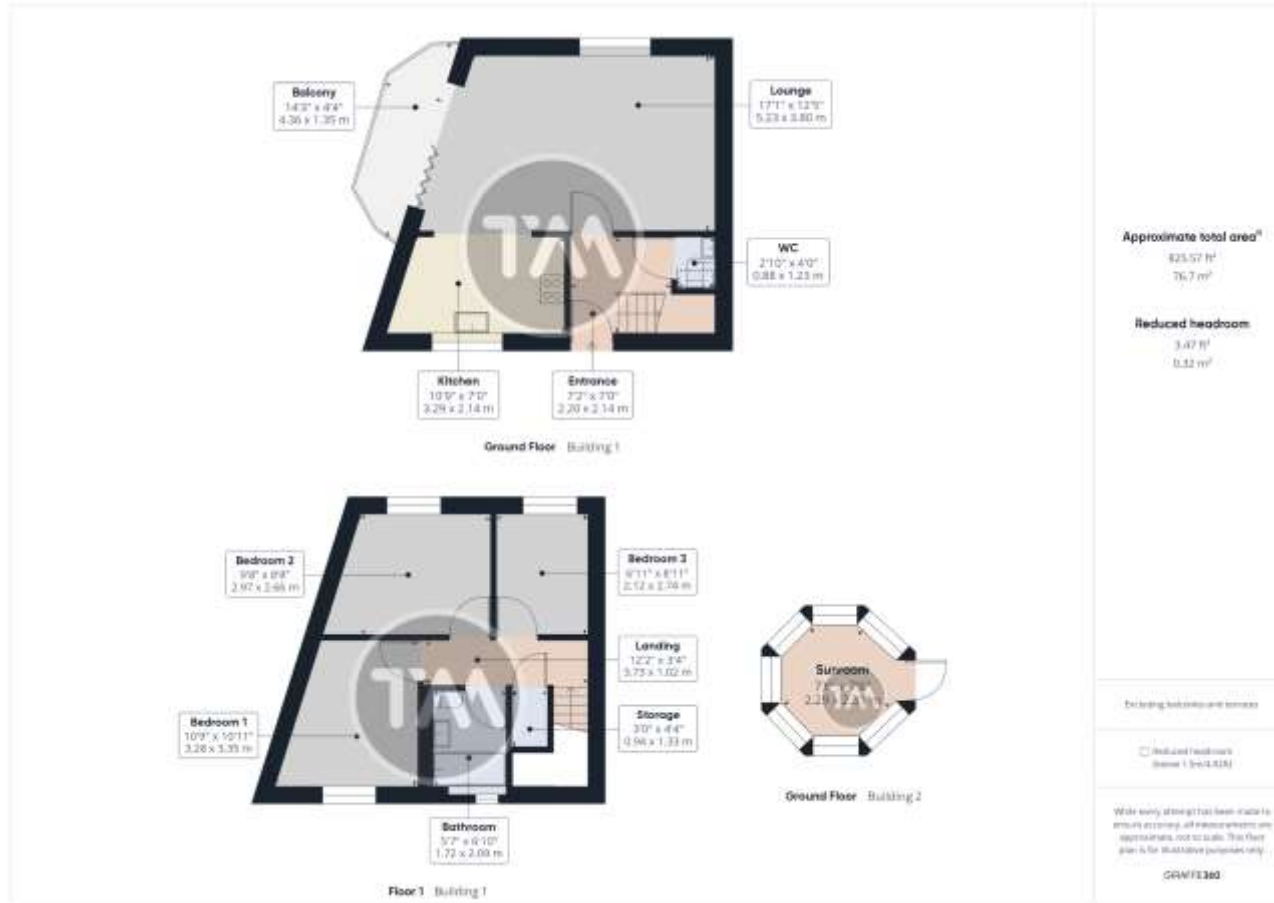
Brick-Built Summer House

Enclosed Courtyard

Mooring and Pontoon



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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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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