



35 Lancaster Road, Upwood, PE26 2PX



Offers in excess of: £200,000 Freehold

Lancaster Road, Upwood, PE26 2PX

- Sought After Location
 - End Terrace House
 - Living Room
 - Kitchen
 - Two Bedroom
 - Bathroom
 - Rear Garden
 - Shared Parking
 - Freehold
 - Energy Rating: C/72
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We're happy to present this end terrace home situated in the sought after Fairmead Park development, Upwood.

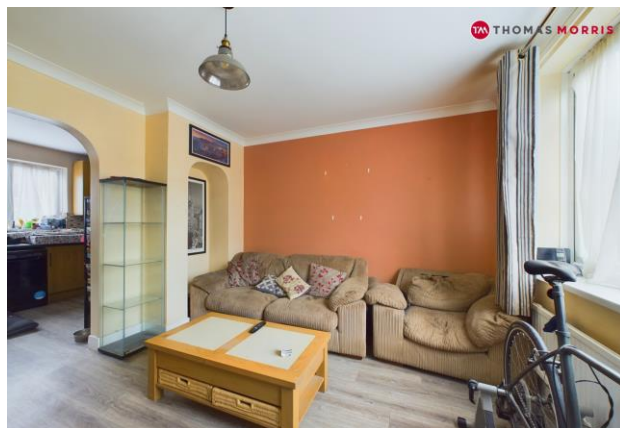
The ground floor features a lounge and a fitted kitchen/diner. The property includes two bedrooms, with the main bedroom providing ample storage space.

Externally, there's a front lawn area. The rear garden is enclosed by fencing with gated access, paved through with a pergola.

This property is an ideal choice for a first-time buyer, investment buyer, or downsizer.

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.

Council Tax Band A Huntingdon District Council



Draft Details Only

Accommodation

Entry

Living Room 11'1"x13'3" (3.38m x 4.04m).

Kitchen/Diner 9'2"x16'5" (2.8m x 5m).

Landing



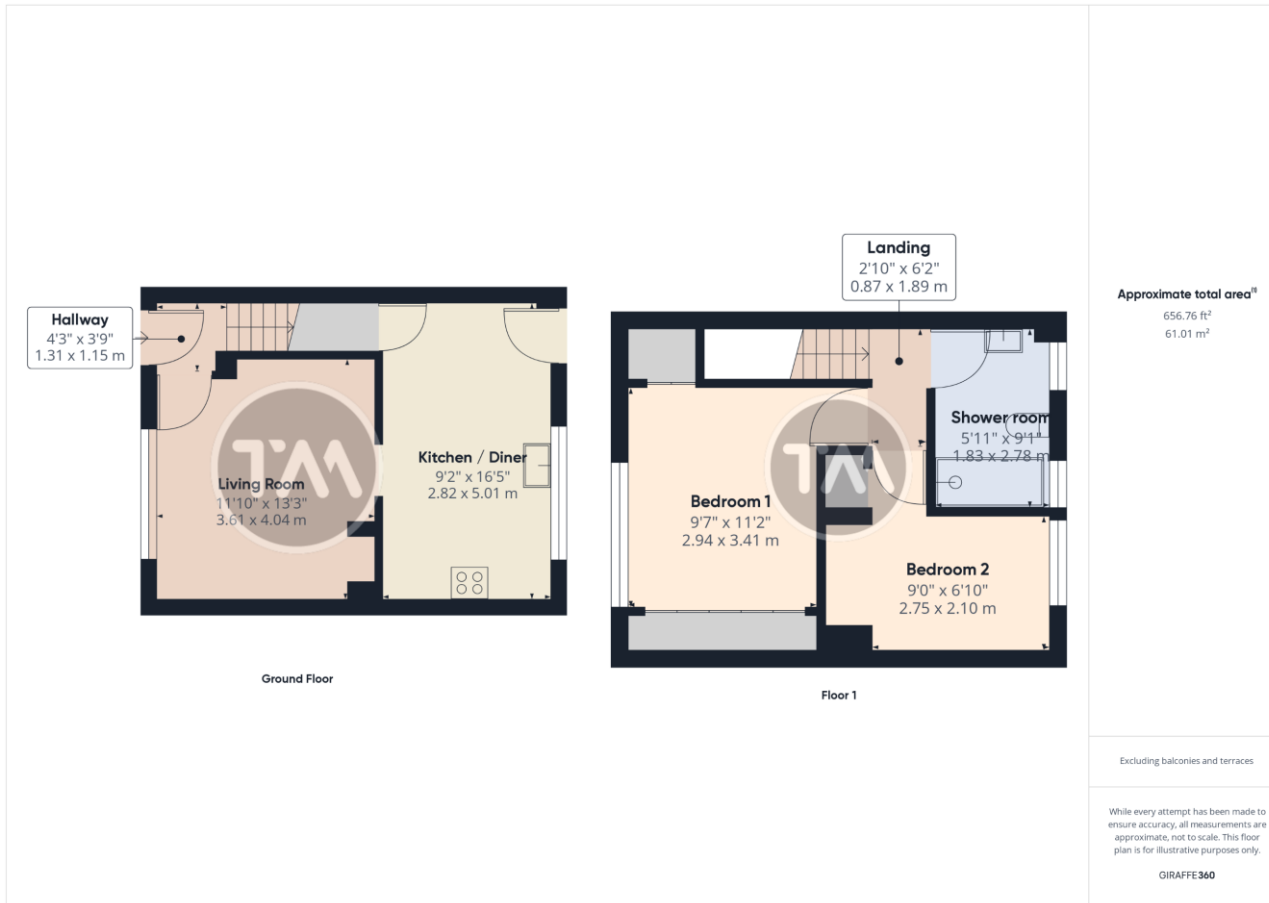
Bathroom

Bedroom 1 9'7"x11'2" (2.92m x 3.4m).

Bedroom 2 9'x6'10" (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.



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