



6 Butts Close, Somersham, PE28 3HB



Guide Price: £295,000

Freehold

Butts Close, Somersham, PE28 3HB

- Cash Buyers Only
- Semi-Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Single Garage and Parking
- Generous Rear Garden
- Cul-De-Sac Position
- Walking Distance to Amenities
- Freehold
- Energy Rating: E/49

Cash buyers only

A three-bedroom semi-detached bungalow occupying a cul-de-sac position within this well-served and sought-after village, only a short walk away from the local school, amenities and the bus stops.

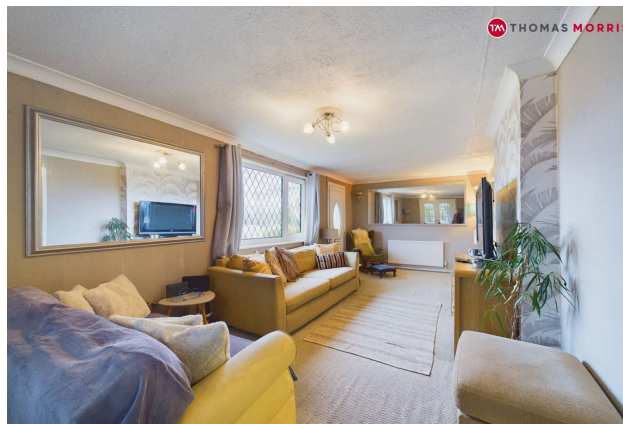
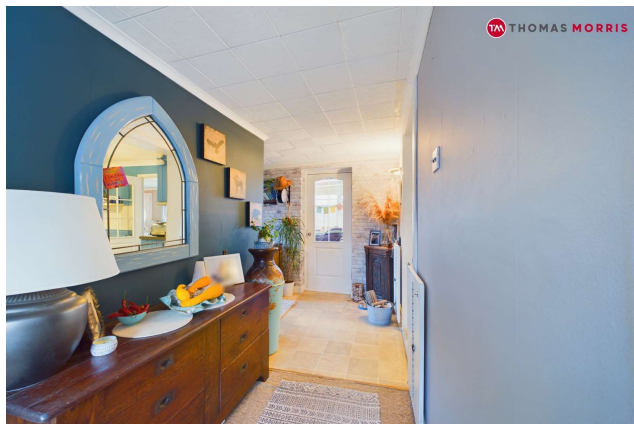
The property comprises - Inner hallway, fitted kitchen, dining area, living room/dining room, conservatory, three bedrooms and wet room. Further benefits include a generous rear garden laid to lawn with a covered patio seating area. Single garage and off-road parking.

This fantastic bungalow offers huge scope to further extend and remodel.

Huntingdonshire District Council.

Council Tax Banding C.

These details are subject to approval.



Accommodation

Inner Hallway

Living Room/Dining Room 22'5" x 10'5" (6.83m x 3.18m).

Kitchen 11' x 10'4" (3.35m x 3.15m).

Dining Area 16'7" x 6'7" (5.05m x 2m).

Conservatory 12'9" x 10'4" (3.89m x 3.15m).

Bedroom 1 15'6" x 7'1" (4.72m x 2.16m).

Bedroom 2 13'7" x 10'5" (4.14m x 3.18m).

Bedroom 3 11'10" x 10'2" (3.6m x 3.1m).

Wet Room

Garage



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

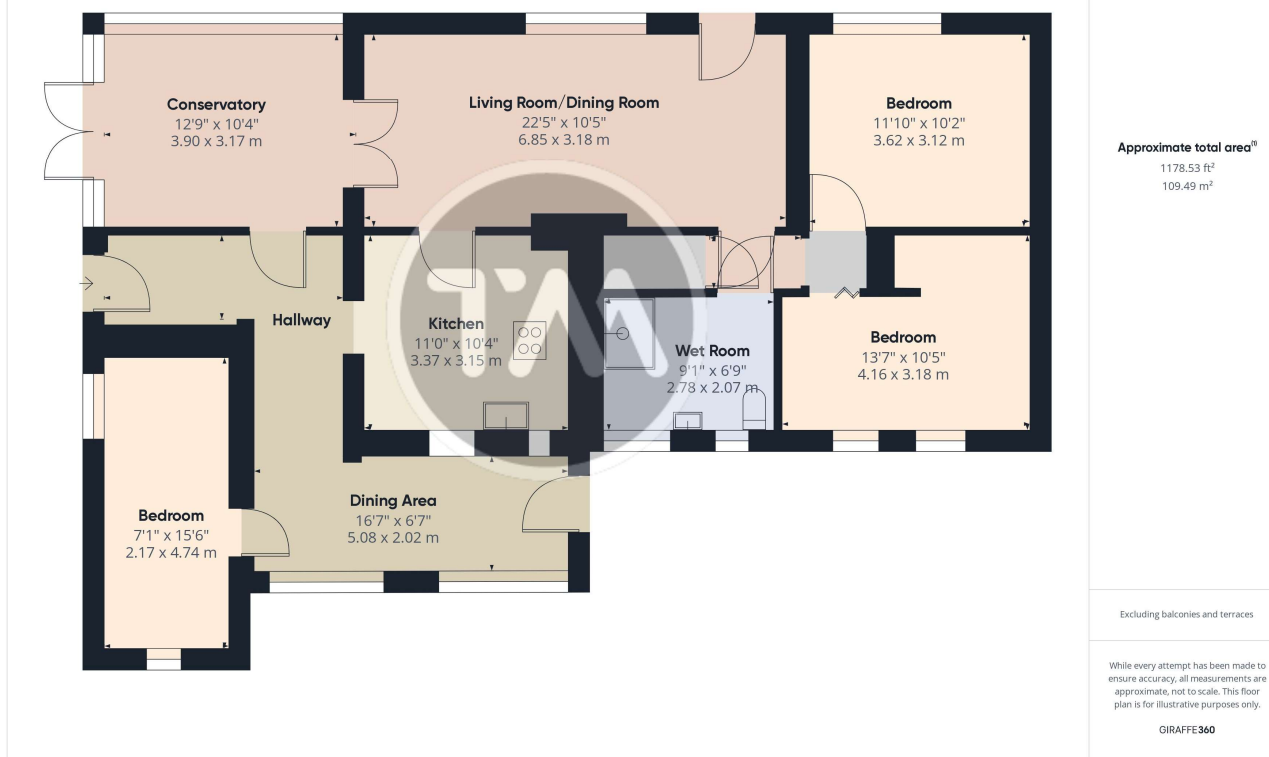
24-26 Crown Street, St. Ives, Cambridgeshire,

PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk



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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

