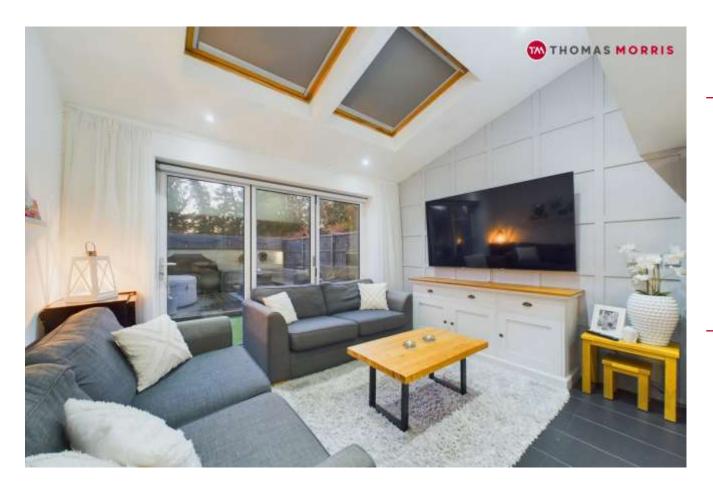


63 Wilkinson Close, Eaton Socon, PE19 8HJ









Offers in Excess of: £290,000 Freehold

Wilkinson Close, Eaton Socon, PE19 8HJ

- Extended Family Home
- Immaculately Presented
- Extended and Refitted Kitchen/Diner
- Refitted Cloakroom and Shower Room
- Popular Residential Area
- Cul de Sac Position
- Garage En Bloc
- Enclosed Rear Garden
- Freehold
- Energy Rating D/68

This immaculately presented four bedroom family home is located in the highly desirable area of Eaton Socon. The current owners have extended the property include а stunning to kitchen/dining/family room that overlooks the rear garden. The entrance hallway leads to a cloakroom, lounge, kitchen/dining/family room, four bedrooms, and a shower room. Previously, this property had three bedrooms and could easily be converted back if required. Furthermore, this property boasts an enclosed rear garden and a garage en bloc. We highly recommend viewing this property as it provides easy access to all local amenities.

Council Tax Band - C Huntingdon District Council

Accommodation

Entrance Hall

Cloakroom

Lounge 14'10" x 14'7" (4.52m x 4.45m).

Kitchen/Dining/Living Area 23'4" x 14'10" (7.1m x 4.52m).

Landing

Bedroom One 11'7" x 8'9" (3.53m x 2.67m).

Bedroom Two 9'4" x 7'11" (2.84m x 2.41m).

Bedroom Three 6'7" *x* 6' (2*m x* 1.83*m*).

Bedroom Four 8'8" x 5'11" (2.64m x 1.8m).

Shower Room

Outside

Front Garden

Enclosed Rear Garden

Garage En Bloc







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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