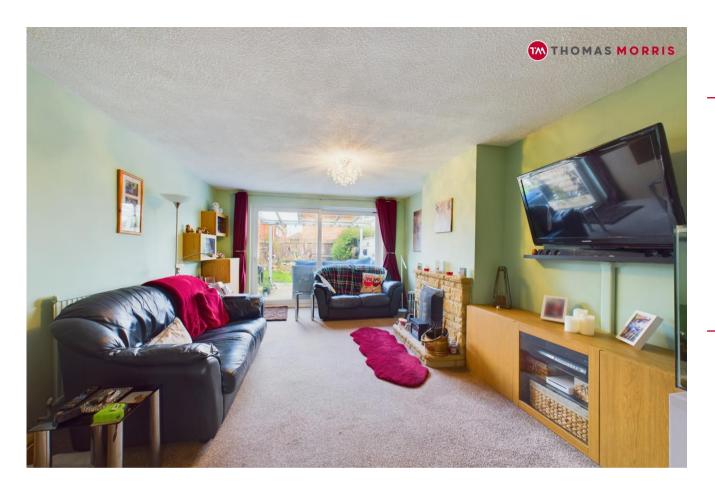


60 Rockingham Road, Sawtry, PE28 5SQ









Offers in excess of: £270,000 Freehold

Rockingham Road, Sawtry, PE28 5SQ

- Semi-Detached Home
- Extended Accommodation
- Three Bedrooms
- Downstairs WC
- Enclosed Garden
- Driveway
- Village with Amenities
- Close to Major Transport Links
- Freehold
- Energy Rating: D/55

Coming through the front door, the property benefits from an entrance porch, hallway, downstairs WC, kitchen, living room and dining room.

Heading on upstairs, the property further benefits from three good sized bedrooms and a family bathroom.

Externally the property has an enclosed rear garden mainly laid to lawn with decking area, shed and veranda.

Gated side access leads to the front of the property which has parking for two/three vehicles and a raised flower bed.

Council Tax Band - B Huntingdon District Council

Draft details subject to approval

Accommodation

Entrance Porch 10' x 4'6" (3.05m x 1.37m).

Hall 13' x 6'10" (3.96m x 2.08m).

Downstairs WC 6'6" x 2'9" (1.98m x 0.84m).

Kitchen 13'2" x 6'11" (4.01m x 2.1m).

Living Room 16'4" x 12'2" (4.98m x 3.7m).

Dining Room 15'1" x 8'7" (4.6m x 2.62m).

Landing

Bedroom One 12'10" x 8'11" (3.9m x 2.72m).

Bedroom Two 10'7" x 10'3" (3.23m x 3.12m).

Bedroom Three 10'1" x 7' (3.07m x 2.13m).

Bathroom 6'10" x 5'5" (2.08m x 1.65m).

Driveway and Rear Garden







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.



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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