



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.



Thomas Morris

59 High Street, Huntingdon, Cambridgeshire,
PE29 3DN

T: 01480 414555

enquiries@tm-huntingdon.co.uk

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thomasmorris.co.uk



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