



3 Vicarage Road, Waresley, SG19 3DA

Offers in the Region of: £375,000

Freehold

Vicarage Road, Waresley, SG19 3DA

- 18th Century Cottage
 - Thatched Roof
 - 0.16 Acre Plot (STS)
 - Exposed Beam
 - Outbuildings
 - Village Location
 - Utility Room
 - Porch
 - Freehold
 - Energy Rating – E/44
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Thomas Morris is excited to present this charming 18th-century thatched cottage located in the peaceful village of Waresley, which is conveniently situated between Great Gransden, Abbotsley, and Gamlingay. This property is perfect for those looking for a village setting, while still being within a short 15-minute drive to St Neots train station, providing easy access to the surrounding counties and London.

Upon entering the cottage, you are welcomed by a dining room that connects to all areas of the house. To the right, a staircase leads to a spacious double bedroom and a single bedroom as well as a family bathroom on the first floor. Continuing through the dining room, you will find access to the living room and a kitchen.

Outside, the garden is offset from the property and covers approximately 0.16 acres (subject to survey), which offers an excellent opportunity for a garden or allotment. The property also includes a barn and a coal shed.

Council Tax Band - C
Huntingdon District Council



Accommodation

Dining Room 15'10" x 8'7" (4.83m x 2.62m).

Living Room 13'7" x 12'5" (4.14m x 3.78m).

Kitchen 7'8" x 14'5" (2.34m x 4.4m).

Utility 5'4" x 2'10" (1.63m x 0.86m).

Landing

Bedroom 1 13'6" x 12'1" (4.11m x 3.68m).

Bedroom 2 8'10" x 8'10" (2.7m x 2.7m).

Bathroom 5'5" x 8'6" (1.65m x 2.6m).

Outside

Barn 7'7" x 10'5" (2.3m x 3.18m).

Coal Shed 7'10" x 3'9" (2.4m x 1.14m).

Offset Garden of Approx 0.16 Acres (STS)



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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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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