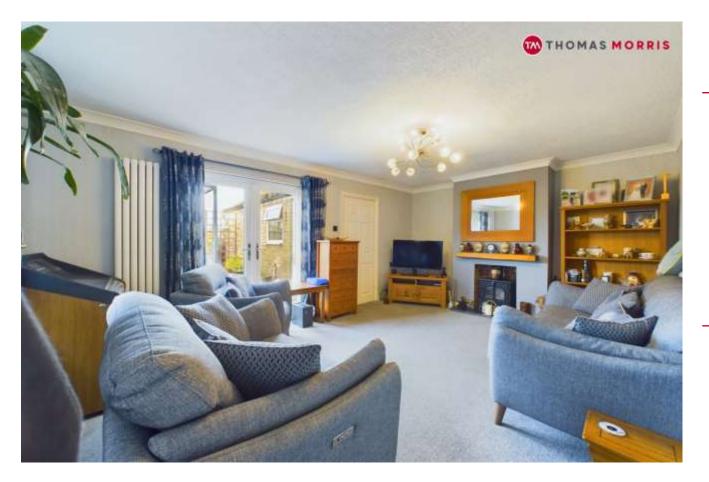


15 Ackerman Gardens, Eaton Socon, PE19 8HP









Offers Over: £325,000 Freehold

Ackerman Gardens, Eaton Socon, PE19

- Popular Location
- 921.2 ft2
- Sizable Plot
- Off Road Parking
- Log Burner
- Separate Dining Room
- Spacious Living Room
- Opportunities to Extend
- Freehold
- Energy Rating D/63

If you're in search of a spacious house with a large garden in a great location, then this property could be the perfect fit for your needs. The house features an entrance hall, a spacious living room, a separate dining room, and a family bathroom on the ground floor, while the first floor comprises of three bedrooms, two double and a single. The living room has undergone an update with patio doors that lead to a nice patio area. Additionally, a log burner has been installed in the living room, which is great for keeping you warm during the cold winter nights. Furthermore, the property boasts a large plot and a driveway that can accommodate parking for two cars.

The property's strengths lie in its plot size, proximity to the local amenities, the area, and the potential opportunities to extend it. We highly recommend that you view the property to fully appreciate all these features.

Council Tax Band - C Huntingdon District Council

Accommodation

Entrance Hallway

Dining Room 10'11" x 10'6" (3.33m x 3.2m).

Living Room 18'6" x 12'5" (5.64m x 3.78m).

Kitchen *12'10" x 7' (3.9m x 2.13m)*.

Bathroom

First Floor Landing

Bedroom One *12'6" x 10'3" (3.8m x 3.12m)*.

Bedroom Two 12'4" x 9'1" (3.76m x 2.77m).

Bedroom Three 8'11" x 7'11" (2.72m x 2.41m).

Outside

Enclosed Rear Garden

Front Garden and Driveway







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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