



3 Park Way, Offord Cluny, PE19 5RW



Offers Over: £300,000

Freehold

Park Way, Offord Cluny, PE19 5RW

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- 1,000+ Ft2 of space
  - Modern Kitchen
  - Conservatory
  - Open Lounge/Diner
  - Close to Local Amenities
  - Store Room (formerly a Garage)
  - Sandstone Patio
  - Off Road Parking
  - Freehold
  - Energy Rating – C/71
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This spacious semi-detached house with three bedrooms is located in Offord Cluny, and offers a perfect combination of comfort and style. The property features three good sized bedrooms that provide ample space for your family, a lounge area ideal for relaxation and entertaining guests, and a well-appointed kitchen. Additionally, there is an outbuilding (formerly a garage), offering storage. There is also an enclosed rear garden and parking for two cars.

If you don't want to miss the chance of making this property your new home, contact us now on 01480 403020 to arrange a viewing.

Council Tax Band - C  
Huntingdon District Council



# Accommodation

## Entrance Hall

Lounge/Diner 19'11" x 11' (6.07m x 3.35m).

Kitchen 12'1" x 9'3" (3.68m x 2.82m).

Conservatory 10'7" x 9'9" (3.23m x 2.97m).

Landing 13'5" x 2'10" (4.1m x 0.86m).

Bedroom 1 9'3" x 0'11" (2.82m x 0.28m).

Bedroom 2 10'1" x 11' (3.07m x 3.35m).

Bedroom 3 6'9" x 9'5" (2.06m x 2.87m).

Bathroom 7'2" x 6'5" (2.18m x 1.96m).

## Outside

Enclosed Rear Garden

Front Garden and Driveway

Store Room (Formerly a Garage)

Parking for Two Cars



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

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