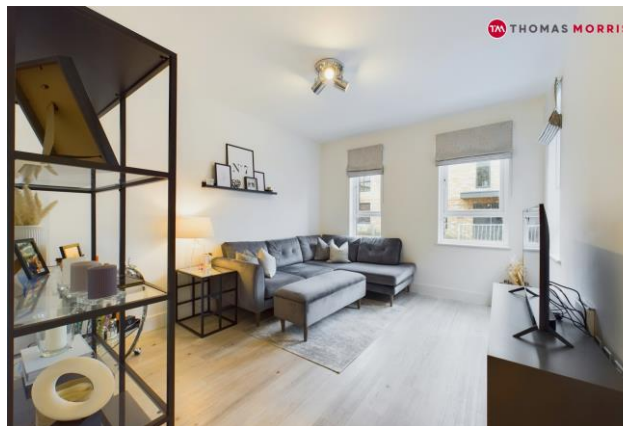


7 Lenveyse Avenue, Alconbury Weald, PE28 4LD



Offers in excess of: £280,000 Freehold

Lenveyse Avenue, Alconbury Weald, PE28 4LD

- Detached Home
- Two Bedrooms, One En-Suite
- First Floor Terrace
- Integrated Appliances
- Very Well Presented
- Courtyard Garden
- Juliet Balcony to Main Bedroom
- 6 Year NHBC Warranty Remaining
- Freehold
- Energy Rating: B/83

Located in the ever popular area of Alconbury Weald, this modern detached property is a must view! This property boasts spacious living accommodation comprising entrance hall, living room, kitchen, downstairs WC, landing, two double bedrooms, bathroom and an en-suite to the main bedroom. The property also benefits from a first floor terrace, providing great outdoor entertaining space, a courtyard garden and off-road parking for two vehicles.

The current owners inform us that there is 6 years remaining of an NHBC warranty. There are additional incentives including a £50 voucher redeemable at Richardson's Cycles in Huntingdon and a months free bus travel, via Civic Living. There is an estate charge of approximately £283 paid annually for the upkeep of the communal areas.

Council Tax Band: TBC
Huntingdon District Council

Details subject to approval

Accommodation

Entrance Hall

7'6" x 3'6" (2.29m x 1.07m).

Living Room

13'3" x 11'3" (4.04m x 3.43m).

Kitchen/Diner

14'5" x 11'3" (4.4m x 3.43m).

WC

4'3" x 4'3" (1.3m x 1.3m).

Landing

11'9" x 3'6" (3.58m x 1.07m).

Bedroom One

13'3" x 11'3" (4.04m x 3.43m).

En-Suite

7'1" x 3'10" (2.16m x 1.17m).

Bedroom Two

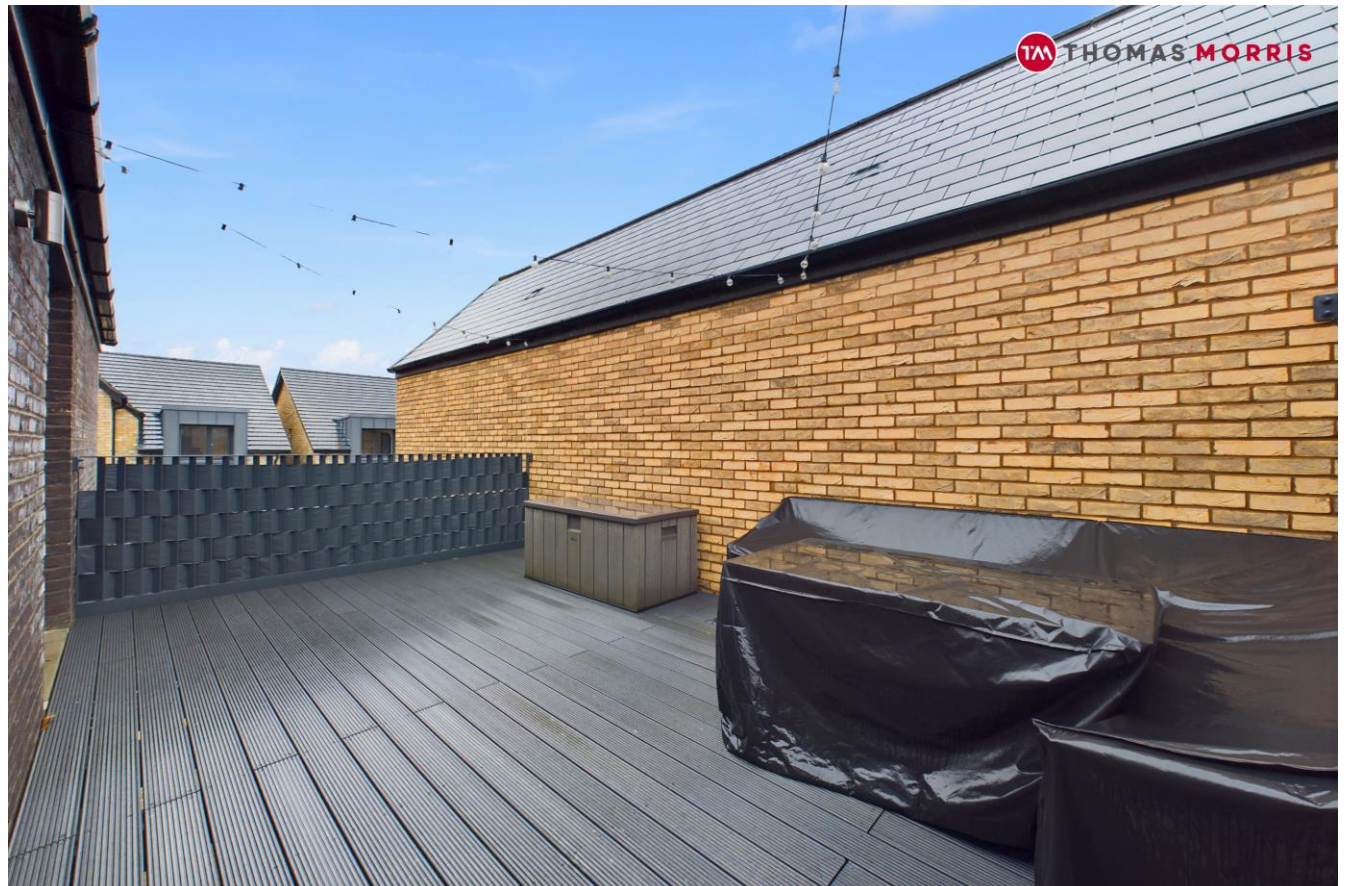
11'4" x 7'9" (3.45m x 2.36m).

Bathroom

7'5" x 5'7" (2.26m x 1.7m).

Courtyard Garden and First Floor Terrace

Parking for Two Vehicles



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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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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