



110 High Street, Somersham, PE28 3EN

TAM THOMAS MORRIS



Offers in Excess of: £210,000 Freehold

High Street, Somersham, PE28 3EN

- Semi Detached Home
 - Two Bedrooms
 - Fitted Kitchen and Utility Area
 - Enclosed Rear Garden
 - Off Road Parking
 - Non-Estate Position
 - Walking Distance to Amenities
 - Village Location
 - Freehold
 - Energy Rating: D/64
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A two-bedroom semi-detached house occupying a non-estate location within this popular village. A short walk to the local amenities, bus stops and the nature reserve which offers beautiful walks.

The property offers a living room which opens to the kitchen with a breakfast bar seating area. A utility space with room for appliances and a bathroom.

Upstairs provides two bedrooms.

The property further benefits from an enclosed rear garden which is laid to lawn with a patio seating area and garden shed and driving parking for two vehicles.

Huntingdonshire District Council
Council Tax Banding B
These details are subject to approval.

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Accommodation

Living Room 11'8" x 11'8" (3.56m x 3.56m).

Kitchen 11'9" x 7'11" (3.58m x 2.41m).

Utility Room 6'7" x 3'11" (2m x 1.2m).

Bathroom

Landing

Bedroom 1 13'8" x 12'1" (4.17m x 3.68m).

Bedroom 2 9' x 7'10" (2.74m x 2.4m).



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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