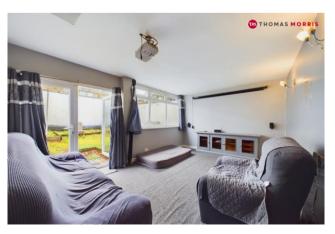


60 The Whaddons, Huntingdon, PE29 1NP









# Offers in excess of: £230,000 Freehold

### The Whaddons, Huntingdon, PE29 1NP

- Extended Terraced Home
- Well Presented
- Ideal Investment or First Time Buy
- Three Bedrooms
- Lounge/Diner
- Extra Reception Room/Bedroom Four
- Study
- Front and Rear Gardens
- Freehold
- Energy Rating: C/71

Offering three double bedrooms. Further accommodation comprises entrance hall, kitchen/diner, living room, study, downstairs WC and the benefit of an additional reception room/bedroom four.

The property further benefits from an enclosed rear garden with astroturf. Its favourable location provides easy access to the train station and major transportation links, including the A14 and A1, making commuting to London and Cambridge hassle-free.

Council Tax Band: A Huntingdon District Council

Details subject to approval

## Accommodation

**Living Room** 18'8" x 11'4" (5.7m x 3.45m).

**Kitchen** 18'9" x 11'9" (5.72m x 3.58m).

**Reception Room/Bedroom Four** 11'3" x 16'8" (3.43m x 5.08m).

**Study** 7'10" x 6'4" (2.4m x 1.93m).

**Downstairs WC** 

Landing

Bedroom One 10'11" x 11'5" (3.33m x 3.48m).

Bedroom Two 12'5" x 8'9" (3.78m x 2.67m).

Bedroom Three 7'7" x 10'10" (2.3m x 3.3m).

Bathroom 6' x 4'9" (1.83m x 1.45m).

**Front and Rear Gardens** 







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.





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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