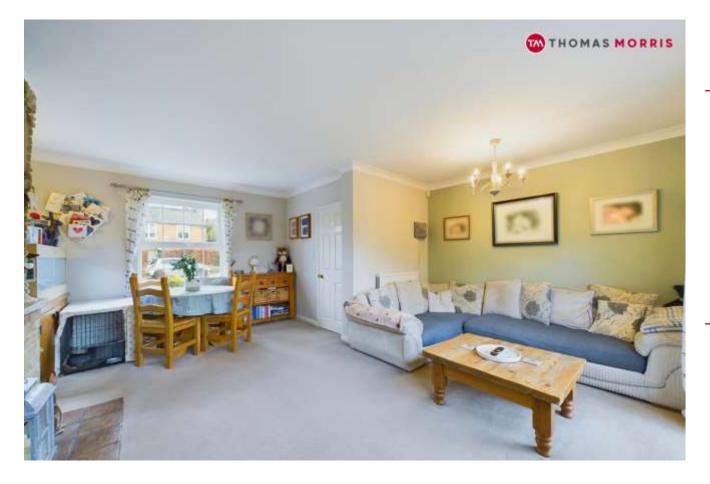


2 Causeway, Great Staughton, PE19 5BA









Asking Price: £375,000 Freehold

Causeway, Great Staughton, PE19 5BA

- Naturally bright
- Downstairs study
- Enclosed rear garden
- Cloakroom
- Three double bedrooms
- Driveway
- Popular village location
- Close to schools
- Freehold
- Energy Rating F/30

This charming cottage, built in the 1970s, has been designed to blend modern comfort with traditional rustic features, offering ample natural light. On the ground floor, you will find a contemporary kitchen with a utility area, a converted garage that now serves as a convenient study, a WC, and a spacious living/dining room with French doors that lead to the enclosed garden at the back. Upstairs, there are three generously sized bedrooms and a modern bathroom, providing both comfort and character. The property features a private driveway and is conveniently located in the sought-after village of Great Staughton.

Council Tax Band - C Huntingdonshire District Council

Accommodation

Entrance Hall

Study 11'3" x 8'1" (3.43m x 2.46m).

Kitchen 10 x 9'11" (10 x 3.02m).

Utility Room

Lounge/Dining Room 17'2" x 17'1" (5.23m x 5.2m).

Cloakroom

Bedroom One 15'2" x 11'5" (4.62m x 3.48m).

Bedroom Two 11'8" x 9'7" (3.56m x 2.92m).

Bedroom Three 11'5" x 6'11" (3.48m x 2.1m).

Bathroom

Outside

Front and Rear Gardens

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.



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.

Disclaime

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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