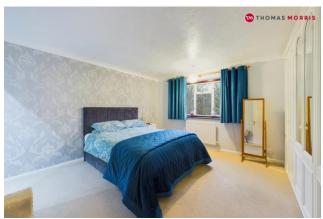


26 Heath Road, Warboys, PE28 2TQ









## Asking Price: £475,000 Freehold

Heath Road, Warboys, PE28 2TQ

- Detached House
- Four Bedrooms
- Kitchen/ Breakfast Area
- Utility Room
- Two Bathrooms
- Dining Room/ Study
- Sunroom
- Double Garage
- Freehold
- Energy Rating: D/63

This four bedroom detached house sits on the edge of the self contained village of Warboys, in walking distance of all local amenities.

Upon entering the property you will find a spacious entrance hallway leading to a dual aspect lounge, and a large kitchen with integrated appliances and utility area. There is also a study/ dining area that leads onto a sunroom.

Upstairs, the tastefully decorated main bedroom boasts fitted wardrobes and leads onto a en-suite Shower room and three further bedrooms.

Externally, the property boasts a private driveway providing ample parking and a double garage. The enclosed garden to the rear has a patio area and is partially laid to lawn. In addition there is a secure gated area to the side of the of garage allowing for caravan or motorhome parking.

Council Tax Band E Huntingdonshire District Council Draft details only

## **Accommodation**

Hallway

**Downstairs WC** 

**Utility Room** 

**Kitchen/Breakfast Room** 11'10" x 14'5" (3.6m x 4.4m).

**Dining Room/Study** 9'11" x 9'3" (3.02m x 2.82m).

**Sunroom** 16' x 9'1" (4.88m x 2.77m).

**Lounge** 11'9" x 20'3" (3.58m x 6.17m).

**Bedroom One** 11'7" x 13' (3.53m x 3.96m).

**Ensuite** 

**Bedroom Two** 11'9" x 9'4" (3.58m x 2.84m).

**Bedroom Three** 11'8" x 8'7" (3.56m x 2.62m).

**Bedroom Four** 8'2" x 9'10" (2.5m x 3m).

**Bathroom** 







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

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