



7A, Houghton Road, St. Ives, PE27 6RG

 **THOMAS MORRIS**

Offers Over: £300,000

Freehold

Houghton Road, St. Ives, PE27 6RG

- End-Terrace
 - Three Bedrooms
 - Downstairs Cloakroom
 - Fitted Kitchen
 - Corner Plot
 - Loft-Conversion
 - Close to Local Schools
 - No Forward Chain
 - Freehold
 - Energy Rating: C/69
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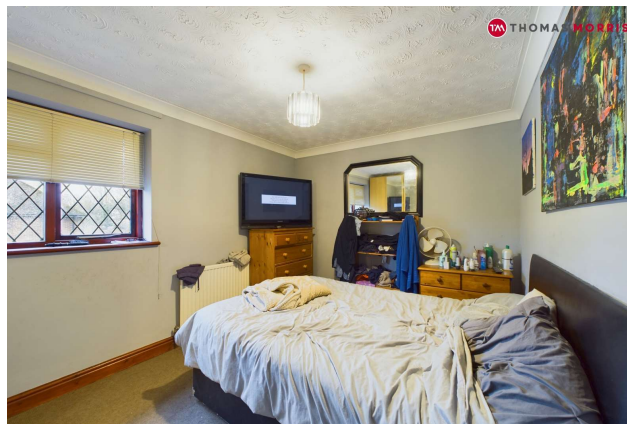
A three-bedroom end of terrace house - updating required. Well-positioned for access to the local secondary school and a short walk to St Ives town centre. Also ideally located for access to Huntingdon train station allowing convenient travel to London.

Comprising - entrance hall, w/c, kitchen and living area, with additional space in the conservatory. Stairs leading to the main bathroom and 2 bedrooms. Further accommodation can be found in the modern loft-conversion accessed by a short flight of wooden stairs.

Good-sized front and rear gardens. Occupying a corner plot with on-street parking.

Council Tax Band B, Huntingdon District Council.

These details are subject to approval.



Accommodation

Hallway

Cloakroom

Living Room/Dining Room 14'7" x 18'10" (4.45m x 5.74m).

Sunroom 10'5" x 10'10" (3.18m x 3.3m).

Kitchen 10'1" x 10'5" (3.07m x 3.18m).

Bedroom 1 9'2" x 12'2" (2.8m x 3.7m).

Bedroom 2 8'2" x 8'5" (2.5m x 2.57m).

Bedroom 3 11'8" x 17'5" (3.56m x 5.3m).

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.



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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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