



72B High Street Cottages, Great Paxton, PE19 6RF



Asking Price: £425,000

Freehold

High Street Cottages, Great Paxton, PE19

- Open Event Saturday 24th February
- 10am - 12 noon
- Call 01480 403020 To book an Appointment
- Exclusive Development
- Spacious Light & Airy Accommodation
- Enclosed Rear Garden
- Double Garage
- Popular Village Location
- Freehold
- Energy Rating - B/85

Situated within this exclusive development of only five properties, this exceptional four bedroom semi-detached family home (which is in excess of 1250 square feet). The village of Great Paxton is extremely popular due to schooling, local shop, public house, village lifestyle filled with community spirit. Great Paxton is located within easy access of major routes including the A1 and A14 and the bustling town of St Neots and its mainline station providing a fast and frequent service to London is just 2 miles away.

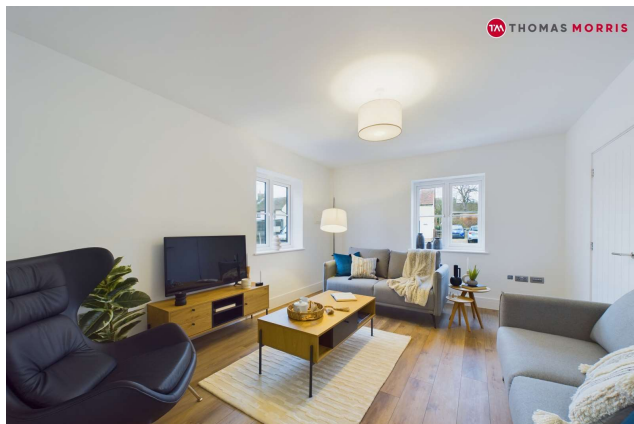
This impressive semi-detached family home gives a sense of space! The ground floor benefits from a hallway, lounge, kitchen/diner, separate cloakroom and bedroom! On the first floor, the feeling of space continues with three further bedrooms (en suite to the main bedroom) and a family bathroom

Externally property benefits from a rear garden which is enclosed by timber fence panels for the family to enjoy.

To the rear of the properties, there is also a double garage (on block)

Council Tax Band - D
Huntingdon District Council

DRAFT DETAILS



Accommodation

Entrance Hallway

Cloakroom

Living Room 15' x 12' (4.57m x 3.66m).

Kitchen/Dining room 16'8" x 12'2" (5.08m x 3.7m).

Study/Bedroom Four 10' x 8'9" (3.05m x 2.67m).

First Floor Landing

Bedroom One 12'10" x 10'8" (3.9m x 3.25m).

En Suite

Bedroom Two 16'8" x 8' (5.08m x 2.44m).

Bedroom Three 14'5" x 8'2" (4.4m x 2.5m).

Bathroom

Outside

Front Garden and Enclosed Rear Garden

Double Garage



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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