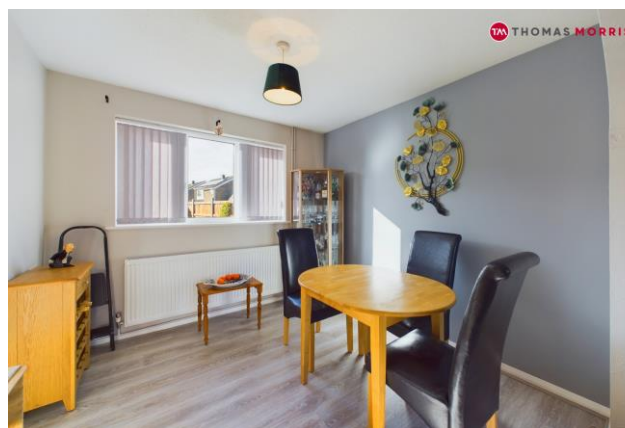




TAM THOMAS MORRIS

36A, Mill Green, Warboys, PE28 2SA

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Offers in excess of: £250,000 Freehold

Mill Green, Warboys, PE28 2SA

- End-Terrace House
 - Popular Location
 - Three Bedrooms
 - Shower Room
 - Open-Plan Living/Diner Area
 - Downstairs WC
 - South Facing Rear Garden
 - Garage
 - Freehold
 - Energy Rating: D/66
-

Located in the popular village of Warboys, we are pleased to offer this well-maintained end-terraced house.

This property offers three bedrooms, two of which are doubles, and a shower room on the first floor. The ground floor provides a dual aspect lounge/diner, providing a bright living space. The kitchen offers access to a south facing rear garden. Tucked behind the property is an en-bloc garage with allocated parking in front. This home is situated a short walk away from local amenities.

Council Tax Band B Huntingdon District Council.

Draft Details Only

Accommodation

Entry Hallway

Downstairs WC

Living Area 10'10" x 16'3" (3.3m x 4.95m).

Dining Area 9'2" x 9'3" (2.8m x 2.82m).

Kitchen 9'7" x 9'9" (2.92m x 2.97m).

Landing

Bedroom One 8'4" x 12'2" (2.54m x 3.7m).

Bedroom Two 12'4" x 8'1" (3.76m x 2.46m).

Bedroom Three 9'7" x 8' (2.92m x 2.44m).

Shower Room



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.



Thomas Morris

9 Great Whyte, Ramsey, Cambridgeshire, PE26

1HE

T: 01487 814666

enquiries.ramsey@thomasmorris.co.uk

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thomasmorris.co.uk



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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