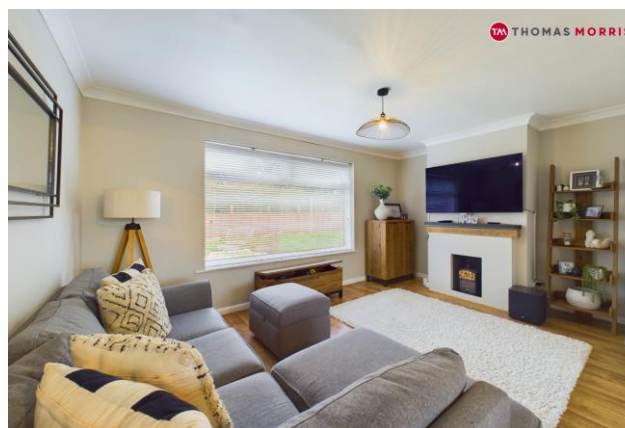




2 St. Marys Green, Warboys, PE28 2RS



Offers in excess of: £240,000 Freehold

St. Marys Green, Warboys, PE28 2RS

- Semi-Detached House
 - Two Double Bedrooms
 - Upstairs WC
 - Downstairs Bathroom
 - Open-Plan Kitchen/ Living Area
 - Utility Room
 - Rear Garden
 - Popular Location
 - Freehold
 - Energy Rating: D/58
-

Located in the popular village of Warboys, we are pleased to offer this well-presented semi-detached home.

This property offers two bedrooms, both of which are doubles, a bathroom on the ground floor and WC on the first floor. The ground floor provides a modern open-plan living space, a fitted kitchen to a high standard, and a utility room.

With the property sitting on a corner plot, the house benefits from a generous enclosed rear garden along with a patioed seating area. This home is situated a short walk away from local amenities.

No forward chain

Council Tax Band B Huntingdon District Council.

Draft Details Only

Accommodation

Hallway

Bathroom

Kitchen/Living Area 22'3" x 10'1" (6.78m x 3.07m).

Utility Room

Landing

Bedroom One 11'11" x 11'3" (3.63m x 3.43m).

WC

Bedroom Two 10'1" x 9'1" (3.07m x 2.77m).



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

Visit all our properties at
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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

