



3 Durham Close, Sawtry, PE28 5ND



Asking Price: £325,000

Freehold

Durham Close, Sawtry, PE28 5ND

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- Detached Home
  - Corner Plot
  - Three Bedrooms
  - Conservatory
  - Enclosed Garden
  - Garage and Parking
  - Quiet Cul-de-Sac
  - Easy Access to A1 and Local Amenities
  - Freehold
  - Energy Rating: TBC
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Offering spacious accommodation, downstairs comprises entrance hall, living room, kitchen/diner and conservatory.

Upstairs the property benefits from three bedrooms and a family bathroom.

Externally the property has an enclosed garden mainly laid to lawn with gated access to the side leading to the driveway and single garage, with an up-and-over door and power connected.

The property is within easy access of village amenities and located within close proximity of major transport links.

Council Tax Band: C  
Huntingdon District Council



# Accommodation

## Entrance Hall

9'3" x 5'10" (2.82m x 1.78m).

## Living Room

18'2" x 11'1" (5.54m x 3.38m).

## Kitchen/Diner

18'3" x 10'4" (5.56m x 3.15m).

## Conservatory

16'11" x 7'9" (5.16m x 2.36m).

## Landing

9'5" x 3' (2.87m x 0.91m).

## Bedroom One

10'4" x 10'4" (3.15m x 3.15m).

## Bedroom Two

11'1" x 8'8" (3.38m x 2.64m).

## Bedroom Three

9'1" x 8'2" (2.77m x 2.5m).

## Bathroom

7'2" x 6'9" (2.18m x 2.06m).

## Garden

## Garage and Driveway



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## Thomas Morris

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