



 **THOMAS MORRIS**

13 Bath Crescent, Wyton, PE28 2EH

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Guide Price: £225,000

Freehold

Bath Crescent, Wyton, PE28 2EH

- End-Terrace Home
- Two Double Bedrooms
- Kitchen and Utility Space
- Living Room/Dining Room
- Enclosed Rear Garden
- Off-Road Parking
- Field Views to the Rear
- No Forward Chain
- Freehold
- Energy Rating: TBC

A two double-bedroom end-terrace home situated in this sought-after location. Well-placed for Huntingdon train station which offers easy and convenient access directly into London Kings Cross.

The property benefits from new carpets and being recently decorated and is offered to market with no forward chain.

Accommodation comprises - entrance hall, cloakroom/WC, living room/dining room, kitchen with space for appliances, utility space, two double bedrooms with built-in wardrobes and shower room. On the landing there is an

Further benefits include enclosed rear garden with open-field views to rear and 2 off-road parking spaces to the front.

Huntingdonshire District Council.

Council Tax Banding A.

These details are subject to approval.



Accommodation

Entrance Hall

Cloakroom

Living Room/Dining Room 17'6" x 13'7" (5.33m x 4.14m).

Kitchen 12'9" x 7'4" (3.89m x 2.24m).

Utility

Landing

Bedroom 1 17'9" x 9'5" (5.4m x 2.87m).

Bedroom 2 11'10" x 9'5" (3.6m x 2.87m).

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.



Thomas Morris

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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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