



27 New Road, Offord Cluny, PE19 5RP





Asking Price: £325,000

Freehold

New Road, Offord Cluny, PE19 5RP

- Three Bedrooms
 - Family Home
 - Living Room/Dining Room
 - Popular Village Location
 - Mature Enclosed Rear Garden
 - Garage Converted to Utility Room
 - No Forward Chain
 - Driveway Providing Parking
 - Freehold
 - Energy Rating - D/62
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We are delighted to offer for sale this three bedroom family home located within this popular village of Offord Cluny. The property comprises of entrance hallway, living room through to dining room and kitchen, the garage has been converted to provide a very useful utility room. On the first floor there are three bedrooms and a bathroom. Externally there is an enclosed rear garden and driveway for parking.

Council Tax Band - C
Huntingdonshire District Council

Accommodation

Entrance Hallway

Living Room 12'10" x 12'4" (3.9m x 3.76m).

Dining Area 8'10" x 7'10" (2.7m x 2.4m).

Kitchen 11'2" x 8'2" (3.4m x 2.5m).

Utility Room 8'2" x 7'8" (2.5m x 2.34m).

Office 8'2" x 8' (2.5m x 2.44m).

First Floor Landing

Bedroom One 12'3" x 10'6" (3.73m x 3.2m).

Bedroom Two 10'6" x 8'1" (3.2m x 2.46m).

Bedroom Three 8'8" x 7'11" (2.64m x 2.41m).

Shower Room

Outside

Enclosed Rear Garden

Front Garden and Driveway



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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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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