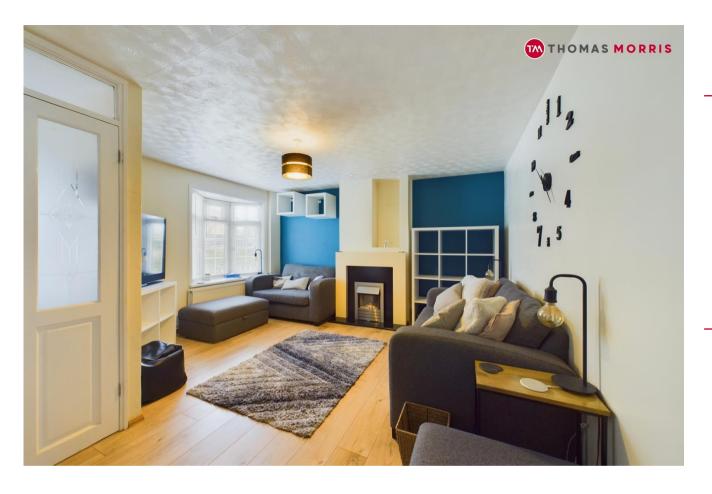


Sallowbush Road, Huntingdon, PE29 7AF





# THOMAS MORRIS



# Offers in excess of: £230,000 Freehold

Sallowbush Road, Huntingdon, PE29 7AF

- End Terrace Home
- Well Presented
- Three Bedrooms
- Refitted Kitchen/Breakfast Room
- Off-Road Parking for Several Vehicles
- Landscaped Gardens
- Popular Estate Location
- Ideal First Time Buy or Investment Purchase
- Freehold
- Energy Rating: C/71

Accommodation comprises entrance hall, living room and updated kitchen. Upstairs there are three bedrooms, bathroom and separate WC.

The property further benefits from front and rear gardens, and there is off-road parking space for several vehicles.

The property is located close to local amenities, and within easy access of the train station and A1/A14 road links.

Council Tax Band: A Huntingdonshire District Council

Draft details subject to approval

# **Accommodation**

**Entrance Hall** 

4'10" x 4'8" (1.47m x 1.42m).

**Living Room** 

15'7" x 13'7" (4.75m x 4.14m).

Kitchen/Breakfast Room

15'7" x 12'10" (4.75m x 3.9m).

Landing

10' x 2'8" (3.05m x 0.81m).

**Bedroom One** 

13'6" x 9'2" (4.11m x 2.8m).

**Bedroom Two** 

9'10" x 9'9" (3m x 2.97m).

**Bedroom Three** 

10'6" x 6' (3.2m x 1.83m).

**Bathroom** 

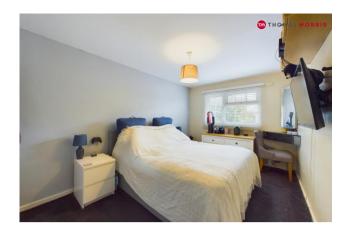
5'6" x 4'7" (1.68m x 1.4m).

**Separate WC** 

4'2" x 2'6" (1.27m x 0.76m).

**Front and Rear Gardens** 

**Off-Road Parking** 







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.



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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## **Thomas Morris**

59 High Street, Huntingdon, Cambridgeshire,
PE29 3DN
T: 01480 414555
enquiries@tm-huntingdon.co.uk

Visit all our properties at thomasmorris co.uk



