



Sallowbush Road, Huntingdon, PE29 7AF



Offers in excess of: £230,000 Freehold

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- 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.



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Disclaimer

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