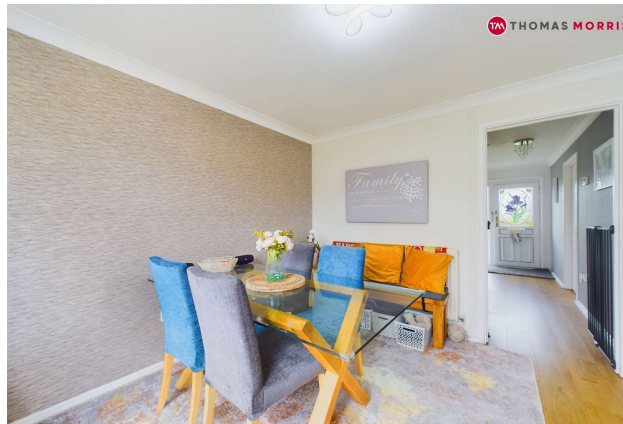




35 Viceroy Close, Eaton Socon, PE19 8DG





## Offers in excess of: £350,000 Freehold

Viceroy Close, Eaton Socon, PE19 8DG

- Great for the Growing Family
- Four Double Bedrooms
- Spacious Kitchen/Dining Room
- Cloakroom
- Overlooking Green Area
- Utility Room
- Popular Residential Area
- Garage & Parking
- Freehold
- Energy Rating - D/68

Larger tThis is a good sized family home situated in the popular residential area of Eaton Socon. It overlooks a green area and boasts a larger living space compared to other similar properties in the area, which are mostly three-bedroom homes. The ground floor comprises an entrance hallway, cloakroom, family kitchen/dining room, utility room, and living room. Upstairs, you will find four spacious bedrooms and a family bathroom. The property also features gardens both at the front and rear, as well as a garage.

Council Tax Band - C  
Huntingdon District Council

DRAFT DETAILS

# Accommodation

Entrance Hallway

Cloakroom

Living Room 15' x 12'9" (4.57m x 3.89m).

Kitchen/Dining Room 10'8" x 16'11" (3.25m x 5.16m).

Utility Room 10'9" x 5'11" (3.28m x 1.8m).

First Floor Landing

Bedroom One 10'10" x 12'8" (3.3m x 3.86m).

Bedroom Two 10'8" x 10' (3.25m x 3.05m).

Bedroom Three 8'9" x 12'7" (2.67m x 3.84m).

Bedroom Four 8'10" x 10'2" (2.7m x 3.1m).

Bathroom

Outside

Front Garden

Enclosed Rear Garden

Garage





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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