



2 Willow Green, Needingworth  
PE27 4SW



# Offers in excess of: £595,000 Freehold

Willow Green, Needingworth, PE27 4SW

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- Single Garage and Ample Parking
- Sought After Village Location
- Updating Required
- No Forward Chain
- Freehold
- Energy Rating: D/65

A four-double bedroom detached family home occupying a corner plot position and situated in this sought after-village location. The property is positioned only a short walk away from the local shops and is offered to market with no forward chain.

This home requires some updating throughout and offers huge scope to extend and remodel (subject to planning permission) with accommodation comprising - porch, entrance hall, cloakroom/WC, living room/dining room, kitchen and utility room.

Upstairs provides four double bedrooms and family bathroom.

Further benefits include open plan front garden, enclosed side and rear garden, single garage, separate side, gravelled area for parking and ample off-road parking to the front.

Huntingdonshire District Council.  
Council Tax Banding E.

These details are subject to approval.

# Accommodation

Entrance Hall

Cloakroom

Living Room 20'9" x 13'2" (6.32m x 4.01m).

Dining Room 12'4" x 10'1" (3.76m x 3.07m).

Kitchen 12'5" x 10'4" (3.78m x 3.15m).

Utility Room

Landing

Bedroom 1 13'6" x 11'7" (4.11m x 3.53m).

Bedroom 2 11'10" x 9'2" (3.6m x 2.8m).

Bedroom 3 12'9" x 9'1" (3.89m x 2.77m).

Bedroom 4 8'9" x 8'9" (2.67m x 2.67m).

Bathroom

Single Garage 18'1" x 8'7" (5.5m x 2.62m).



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

24-26 Crown Street, St. Ives, Cambridgeshire,  
PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

Visit all our properties at  
[thomasmorris.co.uk](http://thomasmorris.co.uk)



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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

