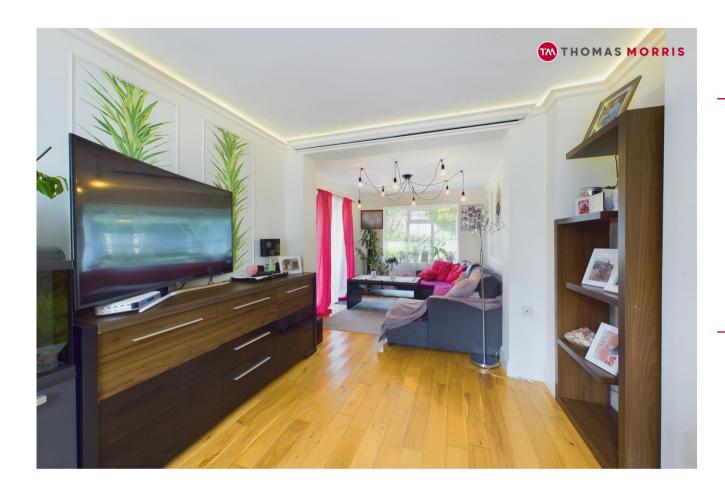


12 Oaklands Avenue, Wistow, PE28 2QF









## Offers in excess of: £375,000 Freehold

### Oaklands Avenue, Wistow, PE28 2QF

- Semi-Detached House
- Four Bedrooms
- Kitchen/Dining Area
- Pantry & Utility Room
- Downstairs WC
- Living/ Family Area
- Two Bathrooms
- Rear Garden with Patio Area
- Freehold
- Energy Rating:

This semi-detached, spacious home is situated within a quiet cul-de-sac, in the sought after village of Wistow.

Boasting three reception rooms, a kitchen with a pantry, a downstairs double bedroom with ensuite, separate WC, three double bedrooms upstairs and a family bathroom.

In addition to the living space, this property offers gardens both front and rear with good privacy. To the rear, you are welcomed by a lovely decking area to enjoy the field views behind. Perfect for entertaining.

The property is close proximity to the local pub and for amenities, the town of Ramsey is just around the corner.

NO FORWARD CHAIN

Council Tax Band C Huntingdon District Council. Draft Details

# Accommodation

### **Entry Hallway**

Living Area 8'8" x 13'7" (2.64m x 4.14m). Family Area 9'6" x 10'9" (2.9m x 3.28m). Dining Area 15' x 11'2" (4.57m x 3.4m). Kitchen Area 10'2" x 11'2" (3.1m x 3.4m).

#### Pantry

**Utility Room** 

**Downstairs WC** 

**Bedroom Four** 10'3" x 12'11" (3.12m x 3.94m).

Ensuite

Landing

Bedroom One 15'1" x 8'11" (4.6m x 2.72m).

**Bedroom Two** 11'11" x 11'2" (3.63m x 3.4m).

**Family Bathroom** 







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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