



19 Parkway, Hinchingsbrooke, PE29 6JA



Guide Price: £325,000

Freehold

Parkway, Hinchingsbrooke, PE29 6JA

- Three Bedrooms, One En-Suite
- Semi-Detached
- Two Reception Rooms
- Refitted Fitted Kitchen
- Downstairs WC
- Conservatory
- Garage and Ample Off-Road Parking
- Close to Town Centre and Train Station
- Freehold
- Energy Rating: D/66

The layout includes an entrance hall, a downstairs cloakroom, a refitted kitchen equipped with appliances, a spacious living room, and a conservatory for additional living areas.

Upstairs, the property features three bedrooms, with the principal bedroom boasting an en-suite, along with a family bathroom.

Externally, the property offers an enclosed rear garden, off-road parking and a garage.

Located a short walk from local amenities, as well as Hinchingsbrooke Country Park, Hinchingsbrooke Hospital and a short distance to Huntingdon town centre.

Huntingdon District Council  
Council Tax Band D  
Draft details subject to approval



# Accommodation

## Entrance Hall

**Downstairs WC** 2'5" x 4' (0.74m x 1.22m).

**Living Room** 13'9" x 13'7" (4.2m x 4.14m).

**Dining Room** 9'1" x 8'7" (2.77m x 2.62m).

**Kitchen** 9'1" x 8' (2.77m x 2.44m).

**Conservatory** 11'3" x 7'2" (3.43m x 2.18m).

**Landing** 11'6" x 3'2" (3.5m x 0.97m).

**Bedroom One** 10'1" x 10'3" (3.07m x 3.12m).

**En-Suite** 3'7" x 7'8" (1.1m x 2.34m).

**Bedroom Two** 9'1" x 9'11" (2.77m x 3.02m).

**Bedroom Three** 7'11" x 7' (2.41m x 2.13m).

**Bathroom** 6'5" x 6'5" (1.96m x 1.96m).

## Driveway and Garage

## Front and Rear Gardens



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**

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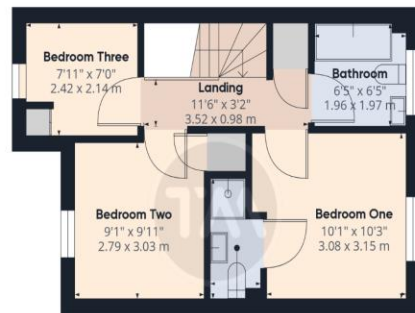
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Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
953.91 ft<sup>2</sup>  
88.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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