



4 Manor Court, New Road, Offord Cluny,
PE19 5RP

 **THOMAS MORRIS**



Offers in the region of: £525,000 Freehold

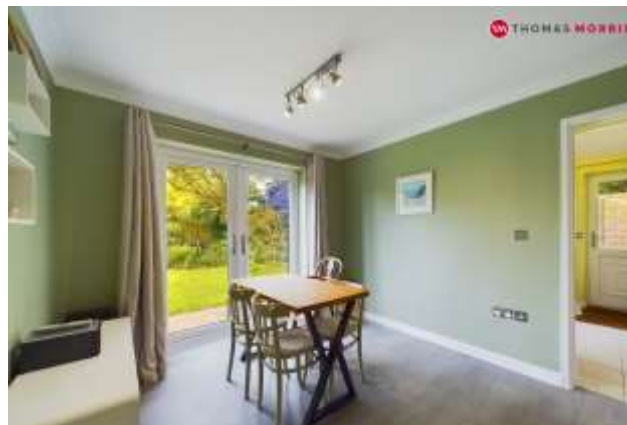
New Road, Offord Cluny, PE19 5RP

- Modern Kitchen
- Established Garden
- Formal Dining Area
- Breakfast Area
- Pantry
- Four Double Bedrooms
- Double Garage
- Treehouse for Children
- Freehold
- Energy Rating - F/36

Thomas Morris is delighted to offer for sale a spacious and well-presented four bedroomed detached property located in the popular village of Offord Cluny. Conveniently situated within easy reach of St Neots and Huntingdon, both of which offer high-speed train services to London's Kings Cross. The property boasts two reception rooms, a 24ft kitchen/breakfast room, a utility room, cloakroom, four double bedrooms, an ensuite to the main bedroom, and a family bathroom. The rear garden is well-presented with a large timber shed, partially laid to lawn. To the front of the property, there is a large double garage and a gravelled driveway with parking for several vehicles.

Council Tax Band - E
Huntingdon District Council

DRAFT DETAILS



Accommodation

Entrance Hallway

Living Room 12' x 16'4" (3.66m x 4.98m).

Cloakroom

Living Room 16'4" x 12' (4.98m x 3.66m).

Dining Room 11'11" x 8'2" (3.63m x 2.5m).

Kitchen/Dining Room 22'11" x 9'10" (6.99m x 3m).

Utility Room 10'7" x 8'1" (3.23m x 2.46m).

Pantry 8' x 5'6" (2.44m x 1.68m).

First Floor Landing

Bedroom One 12'2" x 12'2" (3.7m x 3.7m).

En Suite

Bedroom Two 11' x 9'11" (3.35m x 3.02m).

Bedroom Three 11'8" x 9'11" (3.56m x 3.02m).

Bedroom Four 12'1" x 7' (3.68m x 2.13m).

Bathroom

Outside

Enclosed Rear Garden with Treehouse, Double Garage with Driveway for Several Vehicles



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

4-6 Market Square, St. Neots, Cambridgeshire,
PE19 2AW

T: 01480 403020

enquiries@thomasmorris.co.uk

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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.

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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