

10 Meadow Way, Earith, PE28 3QJ

THOMAS MORRIS







Asking Price: £325,000
Freehold

Meadow Way, Earith, PE28 3QJ

- Detached Bungalow
- Three Bedrooms
- Conservatory Extension
- Single Garage and Parking
- Enclosed Rear Garden
- Sought-After Village Location
- Gas Radiator Heating
- No Forward Chain
- Freehold
- Energy Rating: C/70

Nestled in a tranquil neighbourhood this charming two/three-bedroom bungalow offers peaceful living.

Well-maintained and homely, this property provides comfort and tranquillity with the privacy of being detached!
Features include an entrance hall, living room/dining room, fitted kitchen with space for appliances, two double bedrooms, a third bedroom/study, conservatory and wet room.
The property further benefits from an enclosed rear garden which is mainly laid to lawn, a single garage and off-road parking.

Earith lies between Bluntisham and Cambridge - giving access to the lively market town of St Ives and historic Cambridge. Stroll along the river or visit Earith's nature reserve and enjoy country walks.

Huntingdonshire District Council.
Tax Band Banding C.
These details are subject to approval.

Accommodation

Entrance Hall

Living Room/Dining Room *16'1" x 11'11" (4.9m x 3.63m)*.

Kitchen *11'2" x 9'4" (3.4m x 2.84m)*.

Bedroom 1 *14'6" x 9' (4.42m x 2.74m)*.

Bedroom 2 *8'9" x 7'10" (2.67m x 2.4m)*.

Bedroom 3/ Study *10'3" x 5'11" (3.12m x 1.8m)*.

Single Garage *17'11" x 9' (5.46m x 2.74m)*.

Conservatory *12'9" x 12' (3.89m x 3.66m)*.

Bathroom

Single 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 plus VAT (£72) 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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