

27 East Street, Colne, PE28 3LZ

THOMAS MORRIS







Offers in excess of: £475,000
Freehold

East Street, Colne, PE28 3LZ

- Detached Bungalow
- Four Bedrooms
- En-Suite Shower Room
- Three Reception Rooms
- Single Garage and Parking
- Beautiful Enclosed Garden
- Sought-After Village Location
- Well-Presented Throughout
- Freehold
- Energy Rating: C/72

A beautiful four-bedroom detached bungalow occupying a non-estate position within this sought after village. Well-presented throughout, offering spacious and versatile accommodation, comprising - entrance hall, refitted cloakroom/WC, kitchen/breakfast room with space for appliances, bright and spacious living room, dining room, study/bedroom four and stunning garden room with doors to the rear garden.

Four bedrooms with an en-suite shower room to the principal bedroom and a refitted bathroom.

The property further benefits from a single garage with power and light connected and enclosed gravelled driveway, offering ample parking.

A stunning enclosed rear garden which is laid to lawn with a selection of established plants and trees and a patio seating which offers beautiful views to the rear, over open fields.

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

Accommodation

Entrance Hall

Cloakroom

Living Room *17' x 12'2" (5.18m x 3.7m).*

Dining Room *13'6" x 9'7" (4.11m x 2.92m).*

Bed 4/ Study *11'1" x 9'8" (3.38m x 2.95m).*

Kitchen *12'7" x 8'8" (3.84m x 2.64m).*

Utility Room

Garden Room *18'9" x 10'7" (5.72m x 3.23m).*

Landing

Bedroom One *11'5" x 11'3" (3.48m x 3.43m).*

En-Suite Shower Room

Bedroom Two *13'5" x 7'11" (4.1m x 2.41m).*

Bedroom Three *8'5" x 7'9" (2.57m x 2.36m).*

Bathroom

Single Garage *16'10" x 7'6" (5.13m x 2.29m).*







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 £80 incl. 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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