

31 Glebe Road, Hemingford Grey,
PE28 9DS

THOMAS MORRIS







Guide Price: £400,000 - £450,000

Freehold

Glebe Road, Hemingford Grey, PE28 9DS

- Detached Bungalow
- Three Bedrooms
- Kitchen/Dining Room
- Single Garage and Parking
- Enclosed Gardens
- Cul--De-Sac Position
- Sought-After Village Location
- No Forward Chain
- Freehold
- Energy Rating: D/68

A fantastic opportunity to acquire this three-bedroom property, ideally situated in the highly sought-after village of Hemingford Grey. Requiring some updating throughout, this home offers excellent potential for buyers looking to create a property tailored to their own style and taste.

The accommodation comprises a welcoming entrance hall, spacious living room, kitchen/diner, three bedrooms, shower room, and additional WC. The generous layout provides a versatile living space, with plenty of scope for modernisation and improvement.

Hemingford Grey is a much-loved village, renowned for its charming character, riverside walks, strong community feel, and convenient access to nearby amenities and transport links. Properties in this location are rarely available, making this an exciting opportunity for those looking to secure a home in this desirable setting.

Offered for sale with the benefit of no forward chain, an early viewing is highly recommended to appreciate the potential this property has to offer.

Outside offers a good-sized garden, driveway for two cars and a single garage.

Huntingdonshire District Council Tax Banding D.

Please note the property has spray foam insulation. This is in the process of being professionally removed.

Accommodation

Entrance Hall

Cloakroom

Living Room *19'2" x 13'3" (5.84m x 4.04m)*.

Kitchen *12'3" x 9'5" (3.73m x 2.87m)*.

Dining Room *10'9" x 10'8" (3.28m x 3.25m)*.

Bedroom One *14'2" x 9'2" (4.32m x 2.8m)*.

Bedroom Two *11'4" x 9'6" (3.45m x 2.9m)*.

Bedroom Three *10'6" x 9'6" (3.2m x 2.9m)*.

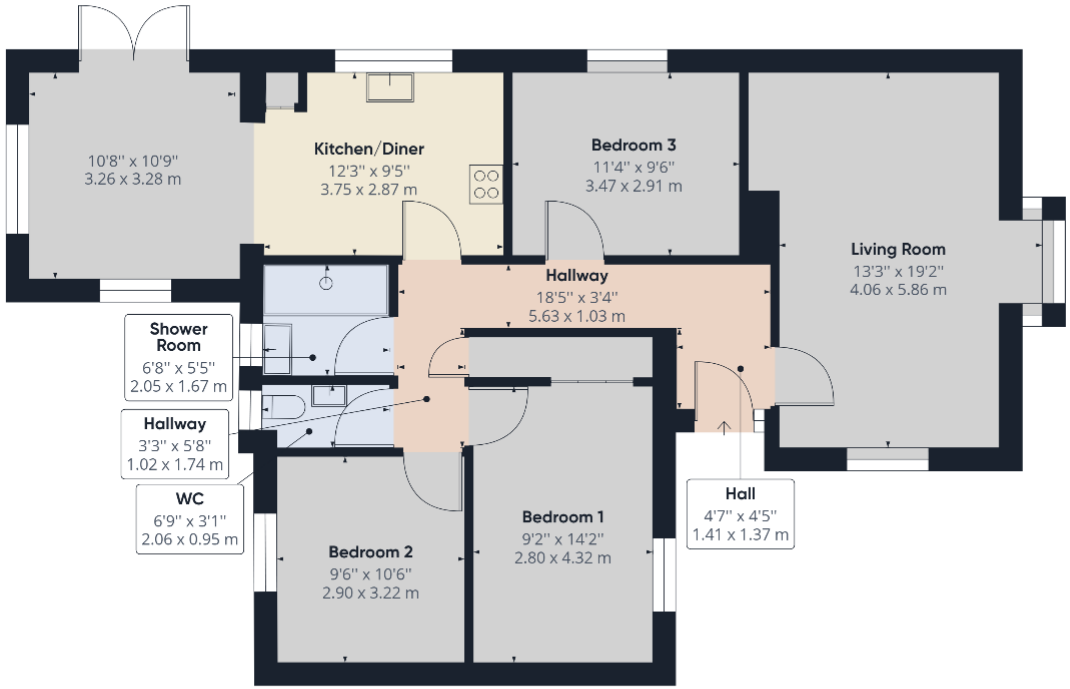
Single Garage







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 £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.



Approximate total area(1)

1013.12 ft²

94.12 m²

(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.

GIRAFFE360

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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