

39 Harris Crescent, Needingworth
PE27 4TE

THOMAS MORRIS







Asking Price: £260,000
Freehold

Harris Crescent, Needingworth, PE27 4TE

- Semi-Detached Bungalow
- Two Bedrooms
- Re-fitted Kitchen/Breakfast Room
- Enclosed Rear Garden
- Gas Central Heating
- Sought-After Village Location
- Well-Presented Throughout
- No Forward Chain
- Freehold
- Energy Rating: D/68

A two-bedroom semi-detached bungalow situated in this sought-after village location, only a short walk away form the local school and village shops.
Well-presented throughout and offered to market with no forward chain.

The property comprises - entrance hall, living room, refitted kitchen/breakfast room with built-in appliances, utility room with space for white goods, two bedrooms with built-in wardrobes and a wet room.

The property further benefits from a brick-built outside store room, enclosed rear garden which is laid to lawn with patio seating area. Gravelled driveway at the front of the property provides potential for off-road parking.

£120 a year service charge for upkeep of communal local areas.

Huntingdonshire District Council
Council Tax Banding

These details are subject to approval.

Accommodation

Entrance Hall

Living Room *144'1" x 11'10" (43.92m x 3.6m)*.

Kitchen/Breakfast Room *14' x 9'5" (4.27m x 2.87m)*.

Utility Room *5'11" x 4'6" (1.8m x 1.37m)*.

Bedroom One *10'11" x 10'6" (3.33m x 3.2m)*.

Bedroom Two *8'10" x 7'2" (2.7m x 2.18m)*.

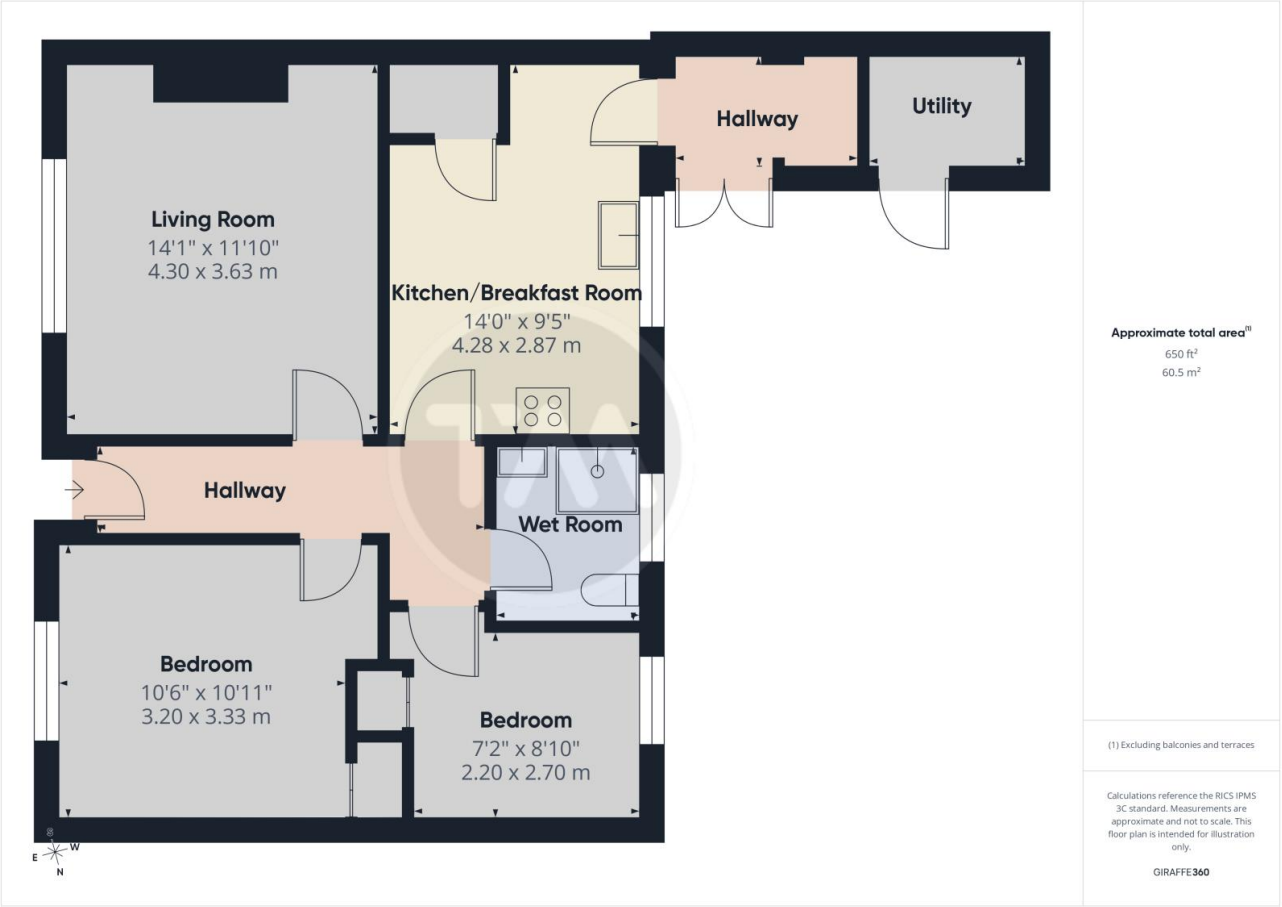
Wet Room







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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