

32 Victoria Crescent, Wyton, PE28 2AL

Digitally Altered

THOMAS MORRIS







Asking Price: £350,000
Freehold

Victoria Crescent, Wyton, PE28 2AL

- Detached Bungalow
- Three Bedrooms
- Living Room/Dining Room
- Single Garage and Parking
- Private Enclosed Garden
- Sought-After Village Location
- Updating Required
- No Forward Chain
- Freehold
- Energy Rating: D/67

A three-bedroom detached bungalow occupying a cul-de-sac position within this sought-after village. A short walk to the local amenities, the local pub and beautiful thicket walks.

Offered with no forward chain, the property comprises - entrance hall, cloakroom/WC, living room/dining room, fitted kitchen, three bedrooms and bathroom.

Further benefits include a private, enclosed rear garden which is laid to lawn, a single garage and off-road parking.

Well-placed for major road links and only a short distance from Huntingdon train station which offers easy and convenient access to London Kings Cross.

Huntingdonshire District Council
Council Tax Banding D.

These details are subject to approval.

Accommodation

Entrance Hall

Cloakroom/WC

Living Room/Dining Room *20' (6.1m)*.

Kitchen *9'8" x 9'7" (2.95m x 2.92m)*.

Bedroom One *13'11" x 9'10" (4.24m x 3m)*.

Bedroom Two *10'3" x 8'10" (3.12m x 2.7m)*.

Bedroom Three *'9 x 6'11" ('9 x 2.1m)*.

Family Bathroom

Single Garage *16'11" x 8'3" (5.16m x 2.51m)*.







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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