

61 Flaxen Walk, Warboys, PE28 2TS

THOMAS MORRIS







Offers in excess of: £210,000 Freehold

Flaxen Walk, Warboys, PE28 2TS

- Popular Village Location
- Living Room
- Kitchen Diner
- Three Bedrooms
- 4 Piece Bathroom
- Enclosed Garden
- Parking
- Close to Schools & Shops
- Freehold
- Energy Rating: C/73

Situated within the popular village of Warboys, this mid-terraced home offers comfortable family living with a range of everyday amenities conveniently located nearby.

The accommodation comprises an entrance hall, a spacious living room, and a fitted kitchen/dining room with access to the terrace and enclosed rear garden, creating an ideal space for both everyday living and entertaining.
To the first floor, there are three bedrooms, together with a well-appointed four-piece family bathroom.

Externally, the property benefits from a useful brick-built outbuilding, providing excellent additional storage space. The rear garden offers a pleasant outdoor area to enjoy throughout the year.

There is an annual maintenance charge of £147.11, payable to the management company, which covers the upkeep of the communal areas, lighting and parking facilities within the development.

Council Tax Band B Huntingdonshire District Council
Draft Details Only

Accommodation

Entrance Hall

Living Room *13'4" x 12'8" (4.06m x 3.86m)*.

Kitchen Diner *18'6" x 9'7" (5.64m x 2.92m)*.

Bedroom One *9'4" x 9'5" (2.84m x 2.87m)*.

Bedroom Two *11'6" x 6'6" (3.5m x 1.98m)*.

Bedroom Three *6'8" x 9'5" (2.03m x 2.87m)*.

Bathroom







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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