

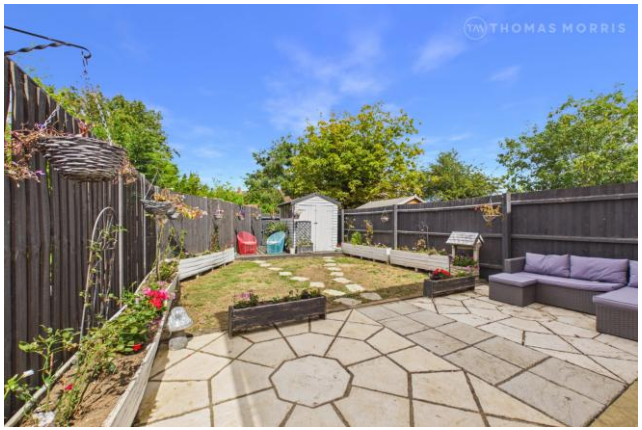
5 Humbrills Close, Warboys, PE28 2WQ

Digitally Altered

THOMAS MORRIS







Asking Price: £117,000
Leasehold

Humbrills Close, Warboys, PE28 2WQ

- 45% Shared Ownership
- Three-Bedroom Semi-Detached
- Staircasing Options Available
- Close to Amenities & Schools
- Convenient Cloakroom
- Utility room
- Driveway
- Enclosed Rear Garden
- Leasehold
- Energy Rating 84/B

This well-presented three-bedroom home offers an excellent opportunity for first-time buyers to get onto the property ladder, situated within one of Warboys' sought-after modern developments.

The ground floor features a bright and spacious living area, alongside a contemporary fitted kitchen/breakfast room that provides the perfect space for everyday family life and entertaining guests. A useful utility room and convenient cloakroom/WC complete the ground-floor accommodation.

Upstairs, the property boasts three generously sized double bedrooms, offering flexible living space for families, professionals, or those working from home. These are served by a modern family bathroom finished to a good standard.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing, outdoor dining, and family enjoyment. To the front, a private driveway provides off-road parking

The vendor advises that the monthly rent payable on the remaining 45 percent share of 516 per calendar month, inclusive of the service charge and ground rent.

Accommodation

Living Room *14'4" x 11'8" (4.37m x 3.56m)*.

Kitchen Breakfast Room *15' x 9'8" (4.57m x 2.95m)*.

Utility Room *6'11" x 2'11" (2.1m x 0.9m)*.

Lobby

Cloakroom *5'11" x 4'10" (1.8m x 1.47m)*.

Landing

Bedroom One *9'8" x 15'2" (2.95m x 4.62m)*.

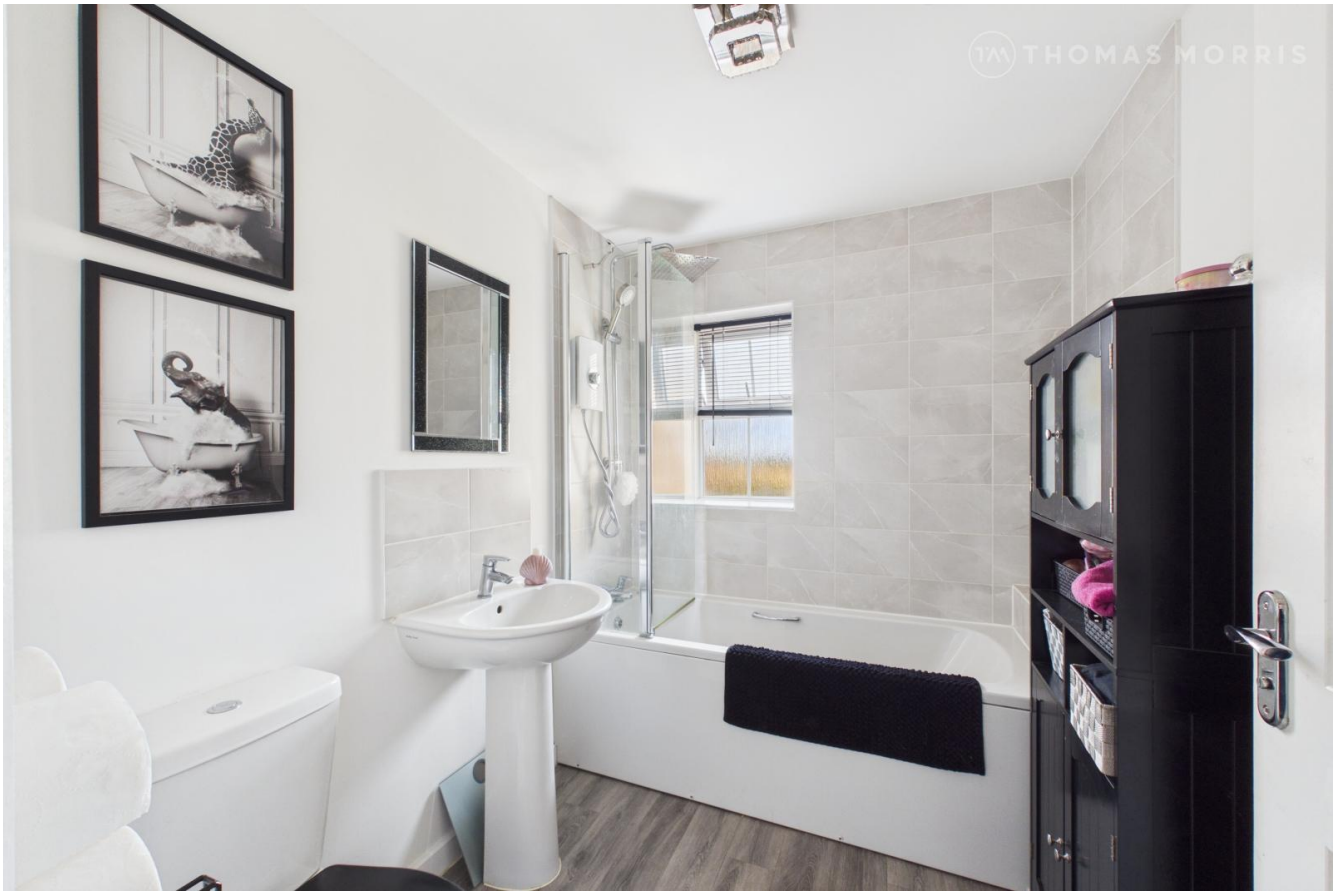
Bedroom Two *13'5" x 7'9" (4.1m x 2.36m)*.

Bedroom Three *9'8" x 7'1" (2.95m x 2.16m)*.

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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THOMAS MORRIS

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Leasehold Information
Lease Length: 118 Years .
Ground rent: £0 Per Annum
Service charge: £0 Per Annum
Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

The Property Ombudsman