

23 Queens Gardens, Eaton Socon, PE19 8BY

THOMAS MORRIS







Guide Price: £300,000

Freehold

Queens Gardens, Eaton Socon, PE19 8BY

- Three-Bedroom End-Terrace Home
- Well Presented Throughout
- Open-plan Kitchen/Dining Room
- Spacious Living Room
- Downstairs Cloakroom
- Close to Amenities
- Generous Rear Garden
- No Onward Chain
- Freehold
- Energy Rating - TBC

A well-presented three-bedroom end-terrace property offering spacious and versatile accommodation, ideal for families or first-time buyers. The property benefits from an entrance hallway, a bright open-plan kitchen/dining area, a comfortable living room and a convenient downstairs cloakroom. Upstairs, there are three bedrooms and a family bathroom. Outside, the property enjoys a good-sized garden, providing an excellent space for relaxing and entertaining. No onward chain.

Council Tax Band - B
Huntingdon District Council

Accommodation

Entrance Hall

Cloakroom

Open Plan Kitchen/ Dining Room *19' x 9'9" (5.8m x 2.97m)*.

Living Room *11'11" x 13'3" (3.63m x 4.04m)*.

First Floor Landing

Bedroom One *13'4" x 10'1" (4.06m x 3.07m)*.

Bedroom Two *11'11" x 9'11" (3.63m x 3.02m)*.

Bedroom Three *8'9" x 6'9" (2.67m x 2.06m)*.

Bathroom

Outside

Enclosed Rear Garden







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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