


161 Monarch Road, Eaton Socon, PE19 8JP

THOMAS MORRIS







# Guide Price: £230,000 - £250,000

## Freehold

### Monarch Road, Eaton Socon, PE19 8JP

- Three Bedroom Home
- Some Updating Required
- Enclosed Rear Garden
- Garage En Bloc
- Popular Residential Area
- No Forward Chain
- Ideal First Time purchase
- Great Investment Purchase
- Freehold
- Energy Rating - C/71

Offered for sale with no forward chain, this three bedroom end of terrace home is ideally situated within a popular residential location, providing convenient access to local amenities, schools and transport links. The property offers well-proportioned accommodation throughout and would make an excellent purchase for a first time buyer, young family or investment purchaser. The ground floor comprises a welcoming entrance hall, a spacious living/dining room and a separate kitchen. Upstairs, there are three bedrooms along with a family bathroom. The property would benefit from some updating and modernisation, offering an excellent opportunity for the new owner to put their own stamp on the home and create a property tailored to their individual taste and requirements. Externally, the property benefits from its end of terrace position, providing additional privacy and potential. With its convenient location, three good-sized bedrooms and no onward chain, this is a property that is well worth viewing.

Council Tax Band - B
Huntingdonshire District Council

DRAFT DETAILS

# Accommodation

**Entrance Hallway**

**Living Room/Dining Room** *23'6" x 7'9" (7.16m x 2.36m)*.

**Kitchen** *7'10" x 6'6" (2.4m x 1.98m)*.

**First Floor Landing**

**Bedroom One** *12'5" x 8'1" (3.78m x 2.46m)*.

**Bedroom Two** *8'6" x 8'1" (2.6m x 2.46m)*.

**Bedroom Three** *6'7" x 6'2" (2m x 1.88m)*.

**Bathroom**

**Enclosed Low Maintenance Garden**

**Garage en Bloc with Parking**







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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