



**8 Lobelia Cottages, 102 St. Neots Road, Eaton
Ford. PE19 7BA**

Asking Price: £240,000

- Highly Sought-After Location
- Well-Presented Bungalow
- Two Bedrooms
- Bright Lounge with Attractive Bay Window
- Allocated Parking
- No Forward Chain
- Ideal for downsizers or first-time buyers
- Close to shops, cafés, and regular bus routes
- Leasehold
- Energy Rating - C/76

A well-presented two-bedroom bungalow offering comfortable and convenient single-storey living, ideally situated within easy reach of local shops and the town centre. The accommodation comprises an entrance hallway, a spacious living/dining room providing an excellent space for relaxing and entertaining, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. The property also benefits from allocated Parking.

Council Tax Band – B Huntingdon District Council

DRAFT DETAILS



Entrance Hall

Bedroom Two 11'3" x 6'3" (3.43m x 1.9m).

Kitchen 9'4" x 0'6" (2.84m x 0.15m).

Bathroom

Living/ Dining Room 13'4" x 12'5" (4.06m x 3.78m).

Allocated Parking

Bedroom One 12'6" x 10'8" (3.8m x 3.25m).



Leasehold Information

Lease Length: 103 Years

Service charge: £1,400 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.

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.

Thomas Morris

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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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