

22 Humberdale Way, Warboys, PE28 2RX

THOMAS MORRIS







Asking Price: £220,000
Freehold

Humberdale Way, Warboys, PE28 2RX

- Mid Terrace Home
- Well Presented Accommodation
- Three Bedrooms
- Modern Fitted Kitchen
- Close to Village Amenities
- Refitted Shower Room
- Enclosed Rear Garden
- Garage
- Freehold
- Energy Rating: C/74

Modern, three-bedroom, mid-terrace property for sale in the popular village location of Warboys.

This home offers an entrance porch; Living A modern fitted kitchen/Dining Room completes the downstairs accommodation. On the first floor there are three bedrooms and a refitted shower room.

The property offers a low maintenance rear garden Mostly Lawn and patio area and a doorway through to the garage en bloc, which has power and light

The house is located within walking distance of the primary school and the other amenities of the village.

Council Tax Band B, Huntingdon District Council.

Accommodation

Entrance Hall *5'11" x 2' (1.8m x 0.6m)*.

Living Room *15'10" x 11'3" (4.83m x 3.43m)*.

Kitchen Dining Room *15'11" x 10'5" (4.85m x 3.18m)*.

Landing *5'11" x 7'9" (1.8m x 2.36m)*.

Bedroom One *9'8" x 11'5" (2.95m x 3.48m)*.

Bedroom Two *9'2" x 10'6" (2.8m x 3.2m)*.

Bedroom Three *5'11" x 8'6" (1.8m x 2.6m)*.

Bathroom *6'3" x 5'5" (1.9m x 1.65m)*.

Garden

Garage *7'9" x 16'10" (2.36m x 5.13m)*.







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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

THOMAS MORRIS

Thomas Morris
9 Great Whyte, Ramsey, Cambridgeshire, PE26 1HE
T: 01487 814666
enquiries.ramsey@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

The Property Ombudsman