

15 Brookside, Houghton, PE28 2BT

THOMAS MORRIS







Asking Price: £400,000
Freehold

Brookside, Houghton, PE28 2BT

- Semi-Detached Home
- Four Bedrooms
- En-Suite Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Off-Road Parking
- Sought-After Village Location
- Freehold
- Energy Rating: C/70

A four-bedroom semi-detached home situated in this sought-after village location. The property has been extended to the rear to provide spacious and versatile accommodation throughout.
Only a short walk away from the village amenities, sports field and local pubs, as-well-as being a short distance from Huntingdon station which provides access into London Kings Cross.

Accommodation comprises - entrance hall, cloakroom/WC, living room opening to dining room, kitchen/breakfast room with space for appliances, utility room with space for white goods and a downstairs double bedroom with en-suite shower room.
Upstairs provides three bedrooms and family bathroom.

The property further benefits from an enclosed rear garden which is laid to lawn and driveway offering parking for two vehicles.

Huntingdonshire District Council
Council Tax Banding D
These details are subject to approval.

Accommodation

Entrance Hall

Cloakroom

Living Room *12'8" x 12'3" (3.86m x 3.73m).*

Dining Room *16'1" x 10'3" (4.9m x 3.12m).*

Kitchen/Breakfast Room *19'11" x 10'3" (6.07m x 3.12m).*

Utility Room *5' x 4'8" (1.52m x 1.42m).*

Bedroom One *13'2" x 10'4" (4.01m x 3.15m).*

En-Suite Shower Room

Landing

Bedroom Two *12'4" x 9'11" (3.76m x 3.02m).*

Bedroom Three *11' x 10' (3.35m x 3.05m).*

Bedroom Four *9' x 7'11" (2.74m x 2.41m).*

Family 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
24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB
T: 01480 468066
enquiries.stives@thomasmorris.co.uk

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thomasmorris.co.uk

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