

20 Ireton Close, Eynesbury, PE19 2JE

THOMAS MORRIS







Guide Price: £260,000 - £280,000

Freehold

Ireton Close, Eynesbury, PE19 2JE

- Three Bedroom Family Home
- Great Potential
- Semi-Detached
- Close to Amenities
- Walkable to Town Centre
- Good Sized Garden
- Brick Outbuilding
- Cul-de-Sac Location
- Freehold
- Energy Rating - D/66

This well-maintained three-bedroom semi-detached home offers a fantastic opportunity for families looking for a property in a convenient and well-connected location. The accommodation provides good-sized living space with plenty of scope for the next owners to put their own stamp on the property. Whilst the home has been well looked after by the current owners, it would benefit from some modernisation, making it ideal for those looking to create a home tailored to their own taste and style. Outside, the property provides a good sized garden and an outbuilding. While its location is particularly appealing for families, being close to a local park and nearby schools. The town centre and a wide range of local amenities are also within walking distance, providing convenience for everyday life.

With three bedrooms, a family-friendly location and plenty of potential to modernise and improve, this is an excellent opportunity for a family looking to settle in Eynesbury.

Council Tax Band - B
Huntingdon District Council

Accommodation

Entrance Hallway

Cloakroom

Living Room *15'x 8'7" (4.57mx 2.62m)*.

Dining Room *15' x 12'2" (4.57m x 3.7m)*.

Kitchen *8'8" x 7'11" (2.64m x 2.41m)*.

First Floor Landing

Bedroom One *15'1" x 8'8" (4.6m x 2.64m)*.

Bedroom Two *10'1" x 8'11" (3.07m x 2.72m)*.

Bedroom Three *7'11" x 7'3" (2.41m x 2.2m)*.

Shower Room

Outside – Enclosed Garden and Brick Outbuilding







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
4-6 Market Square, St. Neots, Cambridgeshire,
PE19 2AW
T: 01480 403020
enquiries.stneots@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

The Property Ombudsman