


113 Percy Green Place, Huntingdon, PE29 6TZ

THOMAS MORRIS







# Guide Price: £300,000 - £325,000
# Freehold

## Percy Green Place, Huntingdon, PE29 6TZ

- Spacious Townhouse
- Four Bedrooms
- Living/Dining Space
- En-Suite and Family Bathroom
- Downstairs WC
- Close to Station and Town Centre
- Rear Garden
- Two Allocated Parking Spaces
- Freehold
- Energy Rating: C/78

The property features a modern fitted kitchen, a bright and welcoming living/dining room with access to the rear garden, and a convenient ground floor cloakroom. Across the upper floors are four well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private enclosed rear garden, perfect for relaxing or entertaining, along with the added convenience of two allocated parking spaces.

Ideally positioned close to local amenities, well-regarded schools, transport links, and Huntingdon town centre, this attractive home combines modern living with a convenient location.

The vendor informs us there is an annual service charge payable of £500 for the upkeep of communal areas.

Huntingdon District Council
Council Tax Band: C

Draft details subject to approval

# Accommodation

**Entrance Hall** *3'7" x 11'2" (1.1m x 3.4m)*.

**Living/Dining Room** *14'2" x 14'9" (4.32m x 4.5m)*.

**Kitchen** *7' x 11'3" (2.13m x 3.43m)*.

**Downstairs WC** *2'10" x 4'10" (0.86m x 1.47m)*.

**Landing** *3'5" x 10'7" (1.04m x 3.23m)*.

**Bedroom Two** *14'3" x 9'2" (4.34m x 2.8m)*.

**Bedroom Three** *14'5" x 9'1" (4.4m x 2.77m)*.

**Bathroom** *6'5" x 7'5" (1.96m x 2.26m)*.

**Landing**

**Bedroom One** *10'9" x 16'3" (3.28m x 4.95m)*.

**En-Suite** *6'10" x 5'2" (2.08m x 1.57m)*.

**Bedroom Four** *7' x 9'2" (2.13m x 2.8m)*.

**Rear Garden**

**Two Allocated Parking Spaces**







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.

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