

59 Ridgeway, Eynesbury, PE19 2QY

Digitally Altered

THOMAS MORRIS







Guide Price: £300,000 - £325,000

Freehold

Ridgeway, Eynesbury, PE19 2QY

- Semi Detached Family Home
- Three Bedrooms
- Popular Residential Area
- Open Plan Kitchen/Dining Room
- Close to Amenities
- Well Presented Throughout
- Enclosed Rear Garden
- Driveway & Garage
- Freehold
- Energy Rating - C/72

Ideally suited to family living, this attractive three-bedroom semi-detached home occupies a great location within the popular area of Eynesbury, conveniently positioned close to a range of local amenities, schools and everyday facilities. The property offers well-proportioned accommodation, including a welcoming living room and an open-plan kitchen/dining room, providing an excellent space for both everyday family life and entertaining. Upstairs, there are three bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, ideal for families and outdoor enjoyment. Further advantages include a driveway providing off-road parking and a garage. Conveniently located and offering practical family accommodation, this is a lovely home that deserves an early viewing.

Council Tax Band - C
Huntingdon District Council

Accommodation

Entrance Hall

Living Room *16'4" x 10'10" (4.98m x 3.3m)*.

Kitchen/Dining Room *16'3" x 9'11" (4.95m x 3.02m)*.

First Floor Landing

Bedroom One *11'9" x 11'3" (3.58m x 3.43m)*.

Bedroom Two *10'11" x 9'2" (3.33m x 2.8m)*.

Bedroom Three *8' x 7'1" (2.44m x 2.16m)*.

Bathroom

Outside

Front Garden and Enclosed Rear Garden

Garage and Driveway







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