

72 High Street, Hemingford Grey, PE28 9BN

THOMAS MORRIS







Guide Price: £325,000
Freehold

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- End of Terrace Two-Bedroom Home
- Fitted Kitchen
- Two Reception Rooms
- Enclosed Garden
- Parking Permit
- Riverside Village Location
- No Forward Chain
- Freehold
- Energy Rating: D/56
- Property Vacant - AI Staged Photos

A well-presented two-bedroom end of terrace home, ideally situated in the highly sought-after village of Hemingford Grey, Cambridgeshire. Offering a wonderful opportunity for buyers to move straight in while still having scope to personalise and enhance, this charming property is rarely available to the market.

The ground floor accommodation comprises a welcoming living room, a separate dining room, a fitted kitchen, and a bright conservatory overlooking the rear garden—creating a versatile and practical living space.

Upstairs, the first floor offers a landing leading to a family bathroom and two generously sized bedrooms, both providing comfortable and well-proportioned accommodation.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor enjoyment and entertaining.

Further advantages include the property being offered with no forward chain, ensuring a smooth and straightforward purchase. An excellent opportunity for first-time buyers, downsizers, or investors alike.

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

Accommodation

Living Room *13'4" x 14'10" (4.06m x 4.52m)*.

Dining Room *11'9" x 9'11" (3.58m x 3.02m)*.

Kitchen *6'7" x 10'10" (2m x 3.3m)*.

Conservatory *6'8" x 14'1" (2.03m x 4.3m)*.

Landing

Bedroom 1 *11'10" x 8'11" (3.6m x 2.72m)*.

Bedroom 2 *7'3" x 9'10" (2.2m x 3m)*.

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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