

94 Surrey Road, Huntingdon, PE29 7JS

THOMAS MORRIS







Offers Over: £200,000
Freehold

Surrey Road, Huntingdon, PE29 7JS

- Mid Terraced Home
- Perfect First Time Buy or Investment
- Two Bedrooms
- Refitted Kitchen
- Living/Dining Room
- Front and Rear Gardens
- Potential for Off-Road Parking
- Close to Amenities and Road Links
- Freehold
- Energy Rating: TBC

Situated in Huntingdon, this modern well-presented two-bedroom property offers stylish and comfortable accommodation, making it an ideal purchase for first-time buyers, couples or investors alike.

The property is entered via an entrance hall, leading through to a refitted kitchen and a spacious living/dining room, providing excellent space for both relaxing and entertaining.

Upstairs, the property benefits from two well-proportioned double bedrooms and a modern family bathroom.

Externally, the rear garden has been arranged with low maintenance in mind and includes a decked seating area, and storage shed. There are also double gates to the rear, with the potential for creating an off-road parking space.

Huntingdon offers a range of local amenities, shops, supermarkets, schools and leisure facilities, with transport links providing access to the surrounding areas.

Huntingdon District Council
Council Tax Band: A

Draft details subject to approval

Accommodation

Entrance Hall
7'2" x 5'5" (2.18m x 1.65m).

Living/Dining Room
17'5" x 11'3" (5.3m x 3.43m).

Kitchen
10'2" x 8'11" (3.1m x 2.72m).

Landing
9'4" x 2'8" (2.84m x 0.81m).

Bedroom One
16'2" x 8'10" (4.93m x 2.7m).

Bedroom Two
10'5" x 8'8" (3.18m x 2.64m).

Bathroom
6'8" x 5'7" (2.03m x 1.7m).

Front and Rear Gardens







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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