

1 The Grove, Warboys Road, PE28 3AG

THOMAS MORRIS







Asking Price: £80,000
Freehold

The Grove, Warboys Road, PE28 3AG

- Double Unit Park Home
- Over 50s Development
- Two Bedrooms
- In Need Of Modernisation
- Enclosed Rear Garden
- Off-Road Parking and Visitor Parking
- Walking Distance to Farm Shop
- Charges Apply
- No Forward Chain
- Energy Rating Exempt

A double-unit park home with two bedrooms which is in need of modernisation.

The property is offered with no forward chain and comprises - entrance hall, kitchen with space for appliances, living room/dining room, utility room with space for white goods, two bedrooms and a shower room. Suitable for the over 50s.

Outside the property offers a raised decked seating area, garden store and an allocated parking space. There is also the advantage of visitor parking nearby.

Charges Apply: Ground Rent is £178.01 per month, reviewed annually on 1st January. Water gas and electricity to be paid by the owners.

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

Accommodation

Entrance Hall

Living Room/Dining Room *19'8" x 12'1" (6m x 3.68m)*.

Kitchen *11'1" x 9'7" (3.38m x 2.92m)*.

Utility Room *6'5" x 8'11" (1.96m x 2.72m)*.

Bedroom One *9'8" x 10'6" (2.95m x 3.2m)*.

Bedroom Two *9'8" x 8'11" (2.95m x 2.72m)*.

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.

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
24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB
T: 01480 468066
enquiries.stives@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

The Property Ombudsman