

42 Rodney Road, Hartford, PE29 1RZ

THOMAS MORRIS







Asking Price: £280,000 Freehold

Rodney Road, Hartford, PE29 1RZ

- No Onward Chain
- Potential to Improve
- Garage and Driveway
- Generous Room Sizes
- Refitted Shower Room
- Downstairs WC
- Good Size Rear Garden
- Walking Distance to Amenities
- Freehold
- Energy Rating: TBC

Situated in the popular area of Hartford, this well-proportioned three bedroom semi-detached home offers generous accommodation throughout, making it an ideal choice for families, first-time buyers or those looking to upsize.

Upon entering, the entrance hall gives access to the ground floor accommodation, which includes a spacious living/dining room positioned to the rear of the property, with access and to the generous rear garden. The kitchen is situated to the front of the property and is complemented by a useful downstairs WC.

To the first floor, there are three well-proportioned bedrooms, including a generous main bedroom, a good-sized second bedroom and a further third bedroom. A refitted shower room, finished in a contemporary style completes the upstairs accommodation.

Externally, the property benefits from a single garage, driveway and a generous rear garden.

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Huntingdon District Council
Council Tax Band: C

Disclaimer: Images may include AI-generated virtual staging for illustrative purposes only

Draft details subject to approval

Accommodation

Entrance Hall
7'7" x 4'8" (2.3m x 1.42m).

Living/Dining Room
19' x 11'4" (5.8m x 3.45m).

Kitchen
10'3" x 7'3" (3.12m x 2.2m).

Landing

Bedroom One
19' x 11'5" (5.8m x 3.48m).

Bedroom Two
10'2" x 9'11" (3.1m x 3.02m).

Bedroom Three
9'11" x 8'5" (3.02m x 2.57m).

Shower Room
7'10" x 5'6" (2.4m x 1.68m).

Garage
16' x 8'4" (4.88m x 2.54m).

Front Garden and Driveway

Rear Garden







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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