

19 East Street, Huntingdon, PE29 1WZ

THOMAS MORRIS







Offers Over: £280,000
Freehold

East Street, Huntingdon, PE29 1WZ

- No Onward Chain
- Detached Period Home
- In Need of Modernisation
- Three Bedrooms and Three Reception Rooms
- Driveway
- South Facing Rear Garden
- Walking Distance to Town Centre
- Easy Access to Train Station and Road Links
- Freehold
- Energy Rating: TBC

Upon entering the property, you are greeted by an entrance porch leading into the hallway, with access to the ground floor rooms and stairs to the first floor.

To the front, the living room features a bay window, offering a good-sized space with lots of potential. A second reception room sits alongside, providing further flexibility for the layout. The dining room and kitchen are to the rear, both offering scope for modernisation and improvement.

Upstairs, there are three bedrooms - two good-sized bedrooms and a third smaller room, ideal as a child's bedroom, study or dressing room. The bathroom completes the first floor, again offering scope for improvement.

Externally, the property has a driveway providing off-road parking, and a south facing rear garden.

Please note: This property is in need of renovation and may have structural issues. It will therefore be sold as seen, and prospective buyers should make their own investigations and satisfy themselves as to the condition of the property.

Huntingdon District Council
Council Tax Band: D

Draft details subject to approval

Accommodation

Entrance Hall
20'6" x 6' (6.25m x 1.83m).

Living Room
12'8" x 11'6" (3.86m x 3.5m).

Family/Reception Room
12'6" x 12' (3.8m x 3.66m).

Dining Room
12'2" x 9' (3.7m x 2.74m).

Kitchen
11'5" x 7'6" (3.48m x 2.29m).

Landing
11'9" x 6'1" (3.58m x 1.85m).

Bedroom One
12'5" x 11'11" (3.78m x 3.63m).

Bedroom Two
12'1" x 11'5" (3.68m x 3.48m).

Bedroom Three
7'9" x 6'2" (2.36m x 1.88m).

Bathroom
9' x 8'2" (2.74m x 2.5m).

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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