



7 Stanegate, Huntingdon, PE28 5NQ Offers in excess of £280,000

** OFFERED WITH NO ONWARD CHAIN - LINK DETACHED SPACIOUS HOME **

A great chance to purchase this spacious link detached home which is situated along with similar residential homes and pleasant village of Sawtry.

This home will require updating and consists briefly: Entrance vestibule/hall, living room with arch leading to the dining room, doors to garden. A kitchen fitted with base and wall units along with space for white goods. Stairs then lead to the first floor landing with three spacious bedrooms and the house shower room.

The garden to the rear is enclosed with imitation grass and a gravel area. A driveway to the front and garage provides off road parking.

LOCATION: Sawtry is a popular village and is approx 8 miles north of Huntingdon and with access to the local amenities of this town the village is also accessible to the A1/M providing road access north and South towards London.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

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