



Hill Close, Great Stukeley PE28 4AZ

Guide Price £285,000

- Established Semi Detached Bungalow
- Two Bedrooms
- Re-Fitted Kitchen And Bathroom Suite
- Gas Radiator Heating
- Enclosed Private Rear Garden
- Timber Cabin
- Immediate Vacant Possession And No Chain



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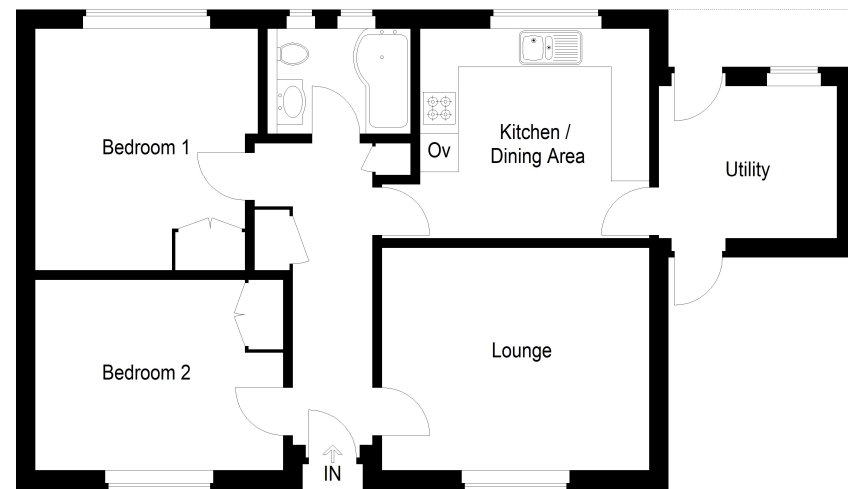
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Approximate Gross Internal Area = 74.0 sq m / 797 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1250725)  
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## UPVC Glazed Panel Door To

### Reception Hall

Two Shelled storage cupboards.

### Family Bathroom

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet and drawer storage, vanity mirror and mixer tap, two UPVC windows to rear aspect, chrome heated towel rail, porcelain floor tiling, panel 'P' shaped bath with multi head shower fitted over, recessed lighting, extractor.

### Bedroom 2

12' 10" x 9' 10" (3.91m x 3.00m)

UPVC window to front aspect, double wardrobe with hanging and storage.

### Sitting Room

13' 9" x 11' 6" (4.19m x 3.51m)

UPVC window to front aspect, double panel radiator, TV point, telephone point.

### Bedroom 1

12' 6" x 10' 10" (3.81m x 3.30m)

Double wardrobe with hanging and storage, double panel radiator, UPVC window to rear aspect.

### Kitchen/Breakfast Room

11' 10" x 10' 8" (3.61m x 3.25m)

Re-fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, single drainer one and a half bowl stainless steel sink unit with directional mixer tap, integral Bosh electric oven and ceramic hob with bridging unit and extractor fitted above, drawer units, pan drawers, integrated automatic dishwasher and fridge, recessed lighting, ceramic tiled flooring, double panel radiator, glazed internal door to

## Boot Room/Study

9' 2" x 7' 10" (2.79m x 2.39m)

A double aspect room with UPVC doors to front and rear aspects and window to rear aspect, laminate flooring, double panel radiator.

### Outside

The property stands in pleasant gardens positioned on a corner plot. The frontage is primarily lawned with central pathway, ornamental trees, prepared borders and enclosed by post and rail fencing. There is a gravel driveway positioned to the side. The rear garden is pleasantly arranged with a raised paved terrace, double wrought iron gates gives additional parking provision for one to two vehicles, good sized timber cabin offering a range of versatile uses, the gardens are primarily lawned and enclosed by a combination of panel fencing and brick walling, outside tap and lighting.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

Council Tax Band - B

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