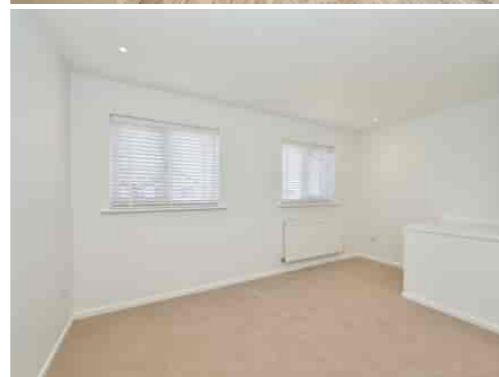




Bassenthwaite, Stukeley Meadows PE29 6UL

Guide Price £260,000

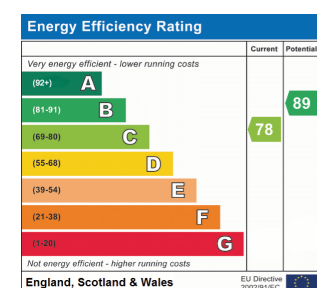
- ## Offers Considered Between £260,000 - £265,000 ##
- Exceptional Two Bedroom Property
- Newly Installed Central Heating Boiler
- Beautiful Re-Fitted Kitchen And Family Bathroom
- Recently Re-Decorated Throughout
- Good Sized Enclosed Rear Garden
- Off Road Parking Provision
- Conveniently Located For Train Station And Town Centre
- Ideal First Time Purchase
- No Forward Chain



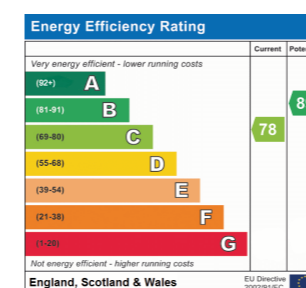
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Peter Lane & PARTNERS
EST 1990



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EST 1990

Storm Canopy Over
UPVC double glazed door with recessed downlighter to

Entrance Hall
Laminate flooring, cloaks cupboard with hanging and shelving.

Living Room
14' 9" x 10' 7" (4.50m x 3.23m)

Double glazed window to front aspect, two wall light points, two radiators, stairs to first floor, laminate flooring.

Kitchen/Dining Room
13' 4" x 8' 1" (4.06m x 2.46m)

Double glazed window and UPVC double glazed door to rear, recessed downlighters, re-fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, stainless steel single drainer sink unit with mixer tap, integrated Bosch electric oven and gas hob with cooker hood over, under unit lighting, space and plumbing for washing machine, space for larder fridge, newly installed Worcester Bosch combi boiler with a ten year warranty, radiator, large understairs storage cupboard.

First Floor Landing
Access to partially boarded loft space, linen cupboard with shelving.

Bedroom 1
13' 4" x 11' 2" including bulkhead (4.06m x 3.40m)

Two double glazed windows to front aspect, recessed downlighters, radiator.

Bedroom 2
12' 2" x 7' 5" (3.71m x 2.26m)

Double glazed window to rear, radiator, recessed downlighters.

Family Bathroom
Double glazed window to rear aspect, re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer shower attachment over and shower screen, full ceramic tiling, chrome heated towel rail, vanity mirror, shaver point, recessed downlighters, extractor fan.

Outside
The front garden is enclosed by fencing, gravel beds, path to front door, off road parking provision. The rear garden has two patio seating areas, being laid to lawn, outside tap and lighting, enclosed by panel fencing with gated access to the rear.

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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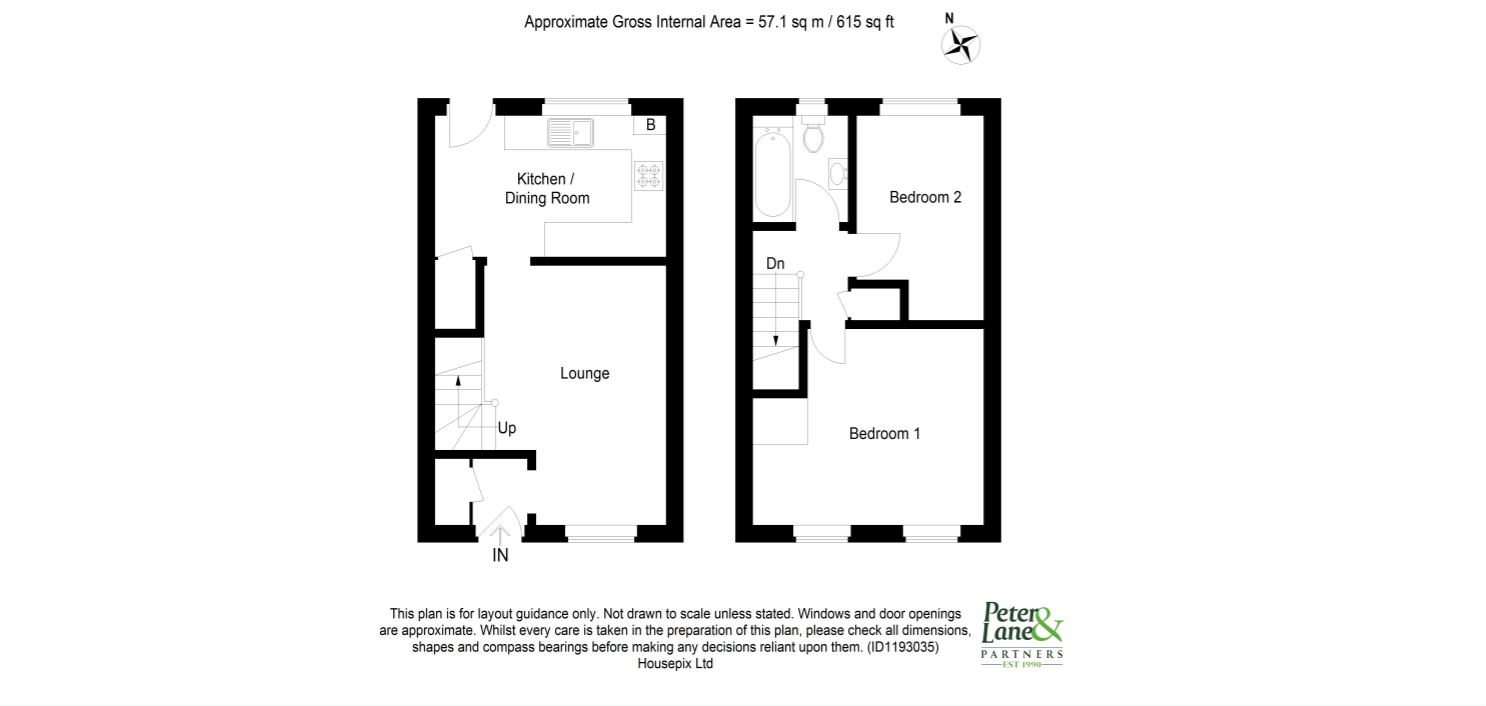
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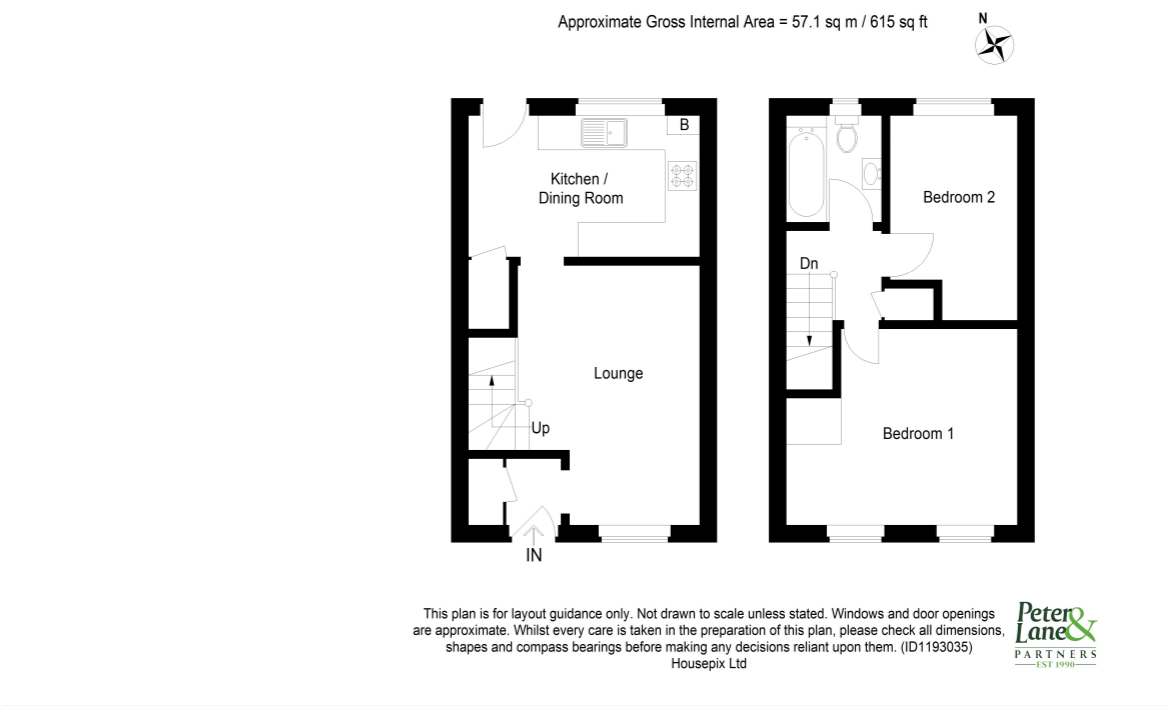
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Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
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