

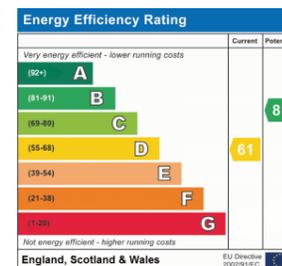


31 Churchill Avenue, Wyton PE28 2EG

Guide Price £250,000



- Established Semi Detached Home
- Two Double Bedrooms
- Generous Living Room And Kitchen Space
- Three Car Driveway
- Enclosed Rear Garden
- Ideal First Time Buy Or Buy To Let Opportunity



Peter Lane & PARTNERS
EST 1990

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

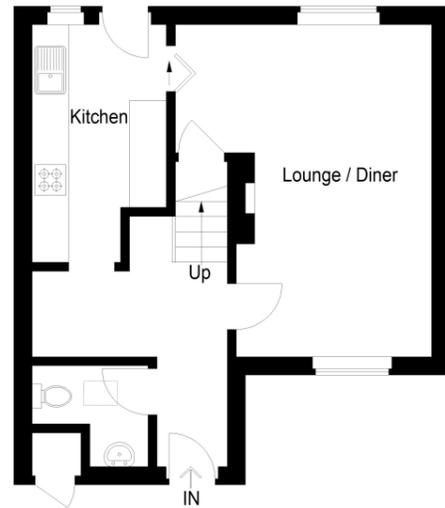
Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area
77.6 sq m / 835 sq ft



Ground Floor



First Floor

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. (ID1271865)
Housepix Ltd



UPVC Double Glazed Front Door To

Entrance Hall

14' 5" x 5' 6" (4.39m x 1.68m)
Stairs to first floor, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, wash hand basin with tiling, window to front aspect.

Kitchen

17' 11" x 6' 11" (5.46m x 2.11m) Fitted in a range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, drawer units, appliance spaces, space for oven, glass fronted display cabinets, appliance spaces, UPVC window and door to garden aspect.

Sitting Room

17' 9" x 13' 7" (5.41m x 4.14m)
A light double aspect room with UPVC window to front, central fireplace, understairs storage cupboard, TV point, telephone point.

First Floor Landing

Airing cupboard housing hot water cylinder and shelving, UPVC window to garden aspect.

Bedroom 1

17' 9" x 11' 7" (5.41m x 3.53m)
A light double aspect room with UPVC windows to front and rear aspects, wardrobe and cupboard storage, radiator.

Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m)
UPVC window to front aspect, radiator, wardrobe/storage space.

Family Bathroom

Fitted in a range of white sanitary ware comprising low level WC, panel bath with electric shower over, wash hand basin and extensive tiling. UPVC window to rear aspect and low level WC

Outside

There is an extensive frontage giving parking for several vehicles with areas of lawn and some borders. The rear garden is pleasantly arranged with seating area, a selection of ornamental shrubs and trees enclosed by a combination of panel fencing with outside tap and lighting offering a reasonable degree of privacy.

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
The property is subject to a Management Charge - £50.00 per month
Council Tax Band - A

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.