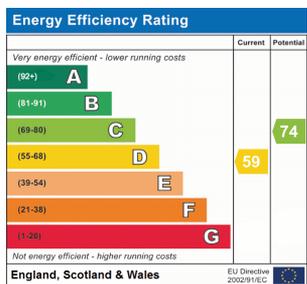




Bottels Road, Warboys PE28 2RZ

OIEO £130,000

- ****OFFERS BETWEEN £130,000 to £140,000****
- Well Appointed Ground Floor Garden Flat
- Two Bedrooms
- Enclosed Rear Garden
- Off Road Parking Provision
- Ideal Buy To Let Or First Time Buy
- Short Walk To Warboys High Street And Primary School
- Offered With No Chain And Immediate Vacant Possession



Huntingdon 01480 414800
www.peterlane.co.uk Web office open all day every day

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Double Glazed Front Door To

Entrance Porch

External brick built store.

Entrance Hall

13' 6" x 12' 6" (4.11m x 3.81m)

Storage cupboard, inner door to

Sitting Room

13' 9" x 12' 7" (4.19m x 3.84m)

UPVC window to front aspect, Economy 7 storage heater, TV point, telephone point, coving to ceiling.

Kitchen

7' 10" x 7' 4" (2.39m x 2.24m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer resin sink unit with mixer tap, appliance spaces, electric cooker point, storage cupboard, vinyl floor covering, double glazed window to front aspect.

Bedroom 1

13' 1" x 8' 8" (3.99m x 2.64m)

UPVC window to garden aspect, door to private rear garden.

Bedroom 2

8' 2" x 7' 11" (2.49m x 2.41m)

Double glazed window to garden aspect.

Family Bathroom

7' 4" x 5' 8" (2.24m x 1.73m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap and independent electric power shower fitted over, extensive tiling, vinyl floor covering, chrome heated towel rail

Outside

The rear garden hard landscaped and planned with low maintenance in mind with a paved terrace, slate bed, part gravelled, timber shed and gated access to the parking area at the rear and enclosed by panel fencing.

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.

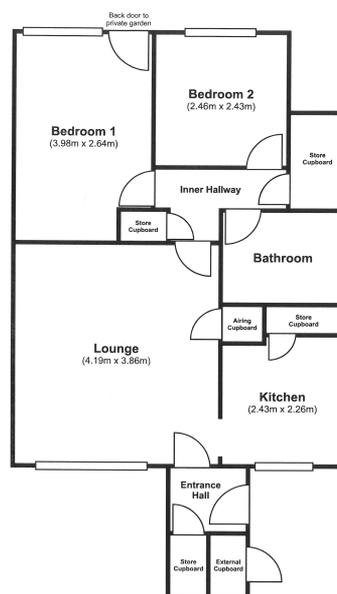
Tenure

Leasehold

947 Years Remaining

Ground Rent - £20.00 per annum

Council Tax Band - A



Huntingdon
60 High Street
Huntingdon
01480 414800

St Ives
10 The Pavement
St Ives
01480 460800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

Peterborough
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01733 209222

Bedford Office
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15 Thayer St, London
0870 1127099

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