



Mortimer Row, Somersham PE28 3YQ

£179,995

- End Terrace Property
- Two Bedrooms
- Living/Dining Room
- Modern Fitted Kitchen
- Allocated Parking
- Ideal First Time Purchase
- Central Village Location
- No Forward Chain

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 89 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



UPVC Double Glazed Door To

Entrance Hall

Stairs to first floor, coats hanging area, tiled flooring.

Living/Dining Room

18' 10" x 13' 8" maximum (5.74m x 4.17m)

A double aspect room with double glazed windows to front and side aspects, two radiators, serving hatch to

Kitchen

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to rear aspect, fitted in a modern range of base and wall mounted units, drawer units, complementing work surface, stainless steel single drainer sink unit with mixer tap, space for electric cooker, space and plumbing for washing machine, space for fridge freezer, large understairs storage cupboard.

First Floor Landing

Access to loft space.

Bedroom 1

10' 5" x 10' 0" (3.17m x 3.05m)

Double glazed window to front aspect, large built in wardrobe housing central heating boiler, radiator.

Bedroom 2

8' 1" x 7' 6" (2.46m x 2.29m)

Double glazed window to side aspect, radiator.

Family Bathroom

Double glazed window to rear, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap shower over, complementing tiling, radiator, tiled flooring.

Outside

There is a low maintenance open plan front garden laid to slate with an allocated parking space.

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.

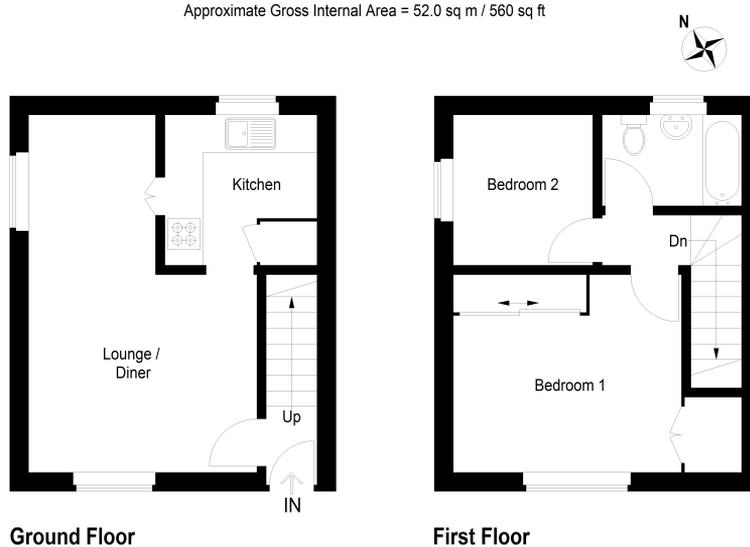
Tenure

Freehold

Service Charge - £200.00 per annum

Council Tax Band - A

Approximate Gross Internal Area = 52.0 sq m / 560 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. (ID1171692)
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