



Woodlands, Warboys PE28 2UR

£229,995

- Semi Detached Property
- Two Generous Sized Bedrooms
- Living/Dining Room
- Re-Fitted Bathroom
- Off Road Parking For Two Vehicles
- Well Kept Gardens
- Cul De Sac Position
- Walking Distance To Local Amenities
- Highly Sought After Village
- Ideal First Time Purchase

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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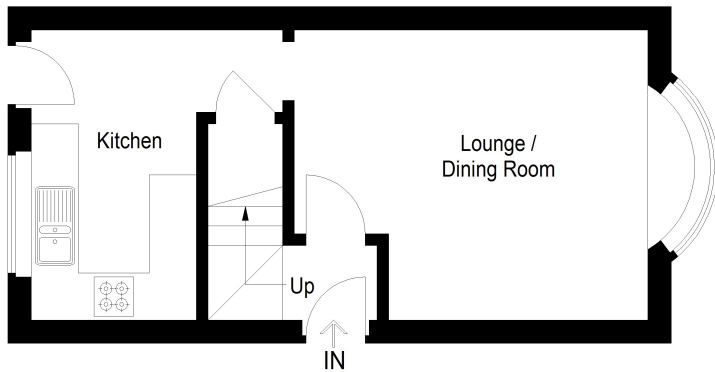
**Huntingdon 01480 414800**

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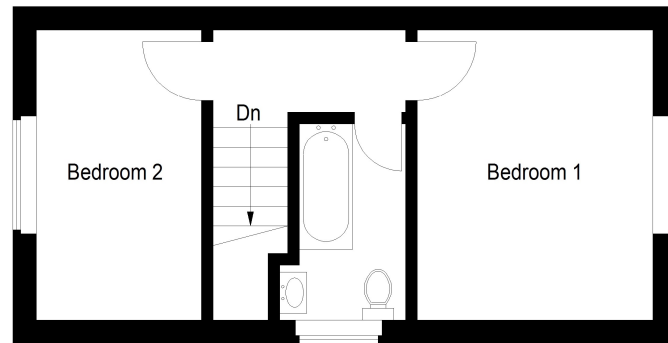
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Approximate Gross Internal Area = 59.4 sq m / 639 sq ft



Ground Floor



First Floor

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. (ID1215005)  
Housepix Ltd



## Stained Glass Panel UPVC Door To

### Entrance Hall

Laminate flooring, single panel radiator, stairs to first floor, coving to ceiling.

### Lounge

14' 10" x 12' 4" (4.52m x 3.76m)

Incorporating **Dining Area** UPVC bow window to front aspect, two single panel radiators, TV point, telephone point, coving to ceiling.

### Kitchen/Breakfast Room

12' 3" x 10' 4" (3.73m x 3.15m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, integral electric oven and gas hob with suspended extractor fitted above, single drainer one and a half bowl stainless steel sink unit with directional mixer tap, appliance spaces, ceramic tiled flooring, UPVC window and door to garden aspect, single panel radiator, extensive understairs storage cupboard.

### First Floor Landing

Access to insulated loft space.

### Bedroom 1

12' 6" x 9' 7" (3.81m x 2.92m)

UPVC window to front aspect, single panel radiator.

### Bedroom 2

12' 4" x 7' 1" (3.76m x 2.16m)

Radiator, UPVC window to rear aspect, shelved storage cupboard housing gas fired central heating boiler serving hot water system and radiators.

## Family Bathroom

8' 10" x 5' 10" (2.69m x 1.78m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen, mixer tap and independent shower unit fitted over, chrome heated towel rail, LVT flooring, recessed lighting, UPVC window to side aspect.

## Outside

To the front is an extensive tarmac driveway giving provision for two large vehicles, an area of lawn to the front with gated access to the rear. The rear garden is pleasantly arranged with a paved terrace, areas of lawn, heavily stocked ornamental shrub borders, timber shed and the garden is enclosed by a combination of panel fencing with gated access to the driveway. The garden offers a good 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

Council Tax Band - B



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