



## Mill Green, Warboys, Huntingdon, PE28 2SA

Beautifully Presented Character Property - Village Location - End Terraced House - 2 Bedrooms - Kitchen & Lounge/Diner - Family Bathroom - Enclosed Low Maintenance Rear Garden

**£230,000**





## Ground Floor

### Lounge/Diner

4.17m (13'8") x 3.50m (11'6")

Entrance door, window to front, cast iron open fireplace with built in storage cupboards and shelving, laminate flooring, radiator and open plan to:

### Kitchen

3.27m (10'8") x 2.56m (8'5")

Fitted with a matching range of base and eye level units with worktop space over, butler style sink with mixer taps, tiled splashbacks, plumbing for washing machine, built-in electric fan assisted oven, built-in four ring electric hob, double glazed window to rear, three built in understairs storage cupboards, tiled flooring,

ceiling spotlights, stable door to enclosed rear garden, door to stairs to first floor.

### Bathroom

Fitted with three piece suite comprising panelled bath, wall mounted wash hand basin with part tiled walls and low-level WC, two double glazed windows to side, radiator and tiled flooring, door.

## First Floor

### Bedroom 1

4.17m (13'8") x 3.30m (10'8")

Window to front, cast iron fireplace, two built-in wardrobes, one of which is currently being used as work from home 'office', radiator and wooden flooring.

### Bedroom 2

3.17m (10'4") x 2.57m (8'1")

Over-stairs storage cupboard,

laminate flooring, double glazed window to rear and radiator.

### Outside

A side gate gives access to a shed which is the length of the house and gives access to the fully enclosed rear garden which consists of decking area and raised borders, artificial grass with patio area and access to the storage room which has electric.

There is off road parking in front of the property for two cars.

This property has Solar panels which are owned.

EPC Rating: D



Call to arrange a viewing **01354 696700** **T Payne & Co**

SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.