



Mill Green, Warboys, Huntingdon, PE28 2SA

Well Presented - Semi-Detached House - 3 Bedrooms - Kitchen, Lounge & Dining Room - Family Bathroom & Ground Floor WC - Garage & Driveway - Front & Rear Garden - Available August - Deposit £1,384.61 - Council Tax Band B - EPC Rating D

£1,200 pcm



Ground Floor

Entrance Hall

Entrance door, glazed window to front, single radiator, stairs to first floor and doors to:

Lounge 3.81m (12'6") x 3.65m (12')

Double glazed window to front, fireplace, single radiator and open plan to:

Kitchen 4.45m (14'7") x 2.87m (9'5")

Fitted with a matching range of base and eye level units, stainless steel sink, gas hob, eye level double oven, vinyl flooring, single radiator and open plan to lounge.

Dining Room

3.65m (12') x 3.49m (11'5")
Double glazed window, single radiator, door, double glazed double doors to garden.

Conservatory

Double glazed windows to rear and side, vinyl flooring and door to

rear garden.

First Floor

Landing

Stairs to first floor and double glazed window to side, doors to:

Bedroom 1 3.81m (12'6") x 3.65m (12')

Double glazed window to front and single radiator.

Bedroom 2 3.63m (11'11") x 3.50m (11'5")

Double glazed window, double glazed window to rear, single radiator, door to:

Bedroom 3 3.04m (10') x 2.10m (6'11')

Double glazed window to front, double glazed window to rear, single radiator, door.

Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure and WC, part tiled walls,

double glazed window to rear and single radiator.

Airing Cupboard

Large airing cupboard with wooden shelving.

Outside

The property has a lawned front garden with gravel driveway to the side leading to a single garage, patio area, gravel parking area and small lawn.

EPC Rating – D

Council Tax Band - B



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.

Call to arrange a viewing **01354 696700**

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