



RUSSELL KILLNER
ESTATE AGENTS



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



RUSSELL KILLNER
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5 High Street

Catworth, Huntingdon, PE28 0PF

Offers in excess of £260,000

*** OFFERED TO THE MARKET WITH NO ONWARD CHAIN *** Situated in a sought after village location, this rarely available detached two bedroom family home comprises an entrance hall, an open hallway with storage, a modern family bathroom boasting a walk in shower, a generously sized lounge nicely finished with an open feature fireplace and bay window. The stunning kitchen family area has a range of low and high level units, an electric hob, electric oven, integrated dishwasher, space for a fridge freezer and washing machine.

Upstairs offers an open landing area with two spacious double bedrooms with the master offering built in wardrobes. The south facing rear garden is mainly laid to lawn with shrub borders, has a patio area and an outbuilding ideal to turn into a home office. This freehold property further benefits from oil central heating with a new tank fitted two years ago, double glazing, a single garage with a driveway and is being sold with no onward chain.

Type of Construction Materials: Brick.

Council Tax: Band C.

Energy Supplier: Unknown due to the property being previously rented.

Water & Sewerage Supplier: Anglian Water.

Broadband Supplier: Unknown due to the property being previously rented.

Broadband Speed: Unknown due to the property being previously rented.

Mobile Signal/ Coverage: Unknown due to the property being previously rented.

Parking: Single garage and hardstanding driveway.

- Fantastic opportunity for first-time buyers or downsizing
- Offered to the open market with no onward chain
- Situated in a sought after village location
- Rarely available detached two double bedroom family home
- Generously sized lounge with an open feature fireplace
- Modern open plan kitchen family room with an integrated dishwasher
- Stunning downstairs family bathroom with a walk in shower
- Oil heating, Double Glazed and Freehold
- Single garage with a driveway offering ample parking
- Outbuilding ideal to turn into a home office and a south facing rear garden

Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



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1



2



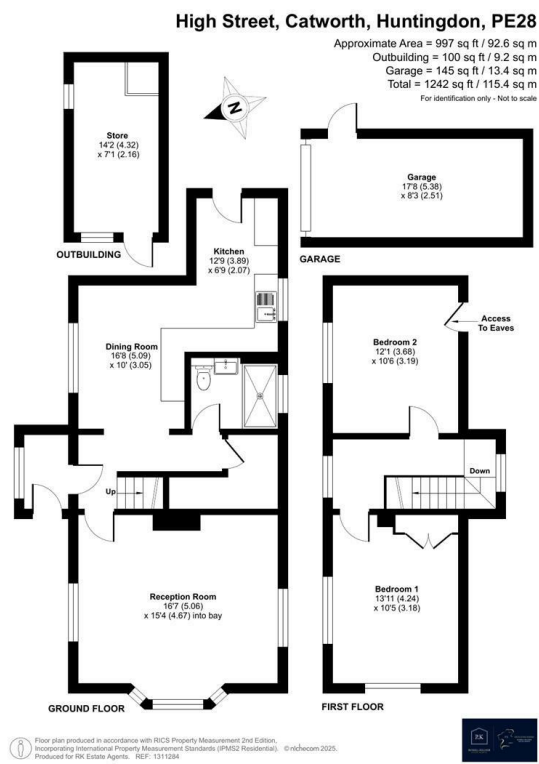
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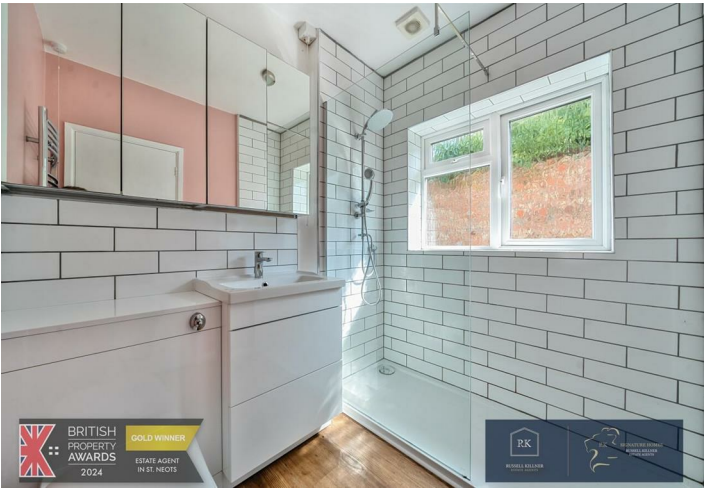
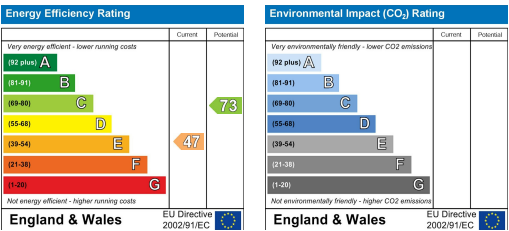
Floor Plan



Area Map



Energy Efficiency Graph



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