



BRIAN MORAN POWERED BY **exp**™ **UK**

@ brian.moran@exp.uk.com

🌐 brian.moran.exp.uk.com

☎ 07939 055 524

11 Poplar Close, Roxton

Offers Over £300,000

4 3 3



A four-bedroom detached in a quiet cul de sac of Roxton, where properties rarely come to market. This one needs total modernisation and offers excellent potential to the successful buyer.

OPEN DAT SAT 21ST SEPT. Viewings are strictly by appointment only. Quote BM0221 to view.

Roxton is ideally situated for the A1(M), both Sandy, St. Neots and Bedford mainline train stations are within easy reach, The village offers a pub, playing field, school, church, as well as countryside walks. Tesco's at Sandy and St. Neots are within easy reach. Bedford is also nearby offering a more extensive range of shops and restaurant's.

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. Exp use the services of a third party, Move Butler. They will need the full name, date of birth and current address of all buyers. There is a fee of of £30 including VAT for this (per buyer) Brian Moran will not be able to issue a sales memorandum until this fee had been paid and all buyers have passed the I.D checks.



Approximate Gross Internal Area
 Ground Floor = 108.8 sq m / 1,171 sq ft
 First Floor = 64.1 sq m / 690 sq ft
 Total = 172.9 sq m / 1,861 sq ft
 (Including Garage)



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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- Four bedrooms
- Double garage
- Cul-de-sac
- Just under 2,000 sq ft
- Scope to extend
- Driveway
- Chain free
- QUOTE BM0221 TO VIEW

