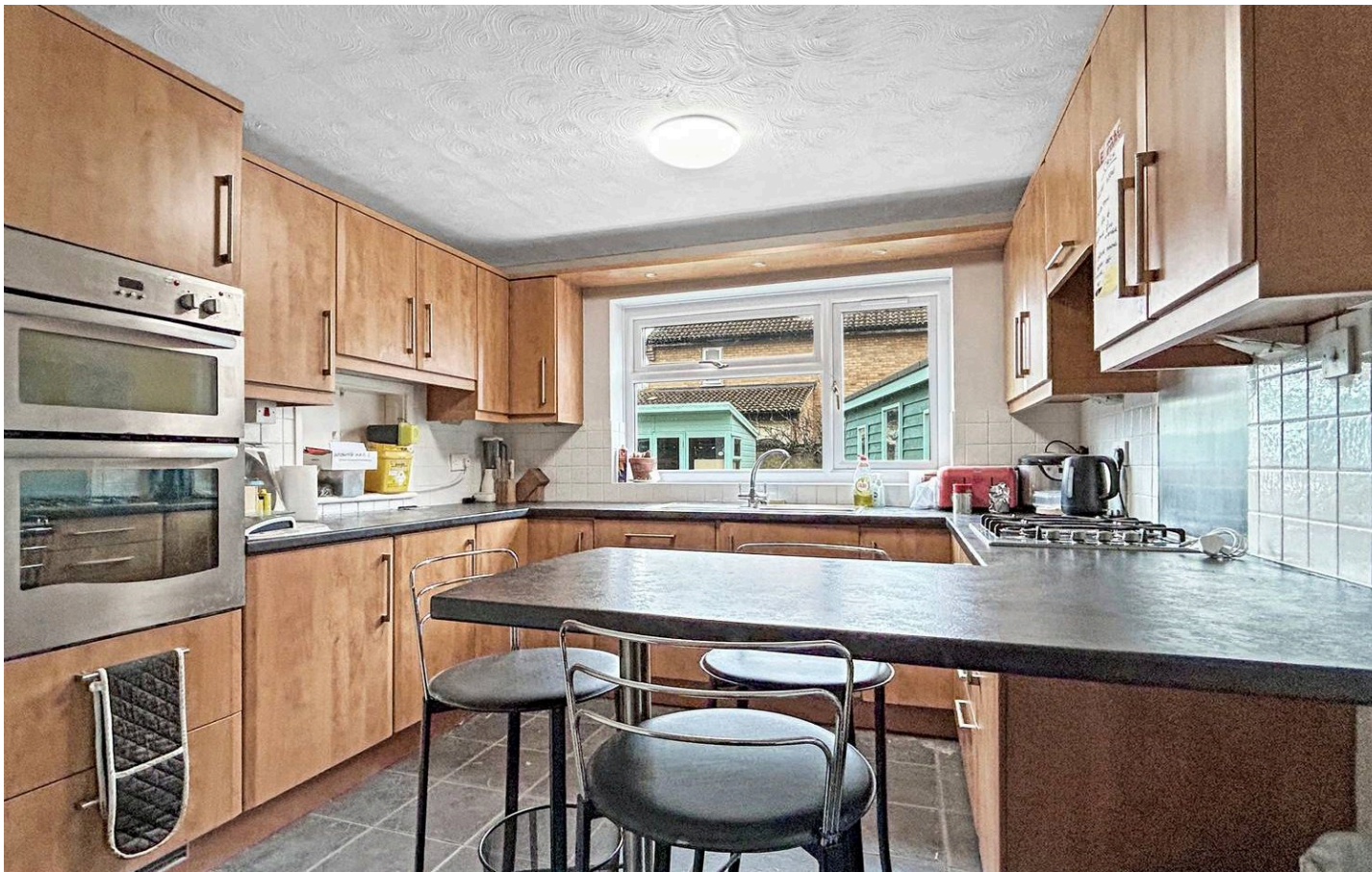




7 St. Margarets Road, Wyton
£450,000

 **Oliver James**
Property Sales & Lettings



7 St. Margarets Road

Wyton, Huntingdon

A substantial five bedroom / two bathroom home providing versatile living accommodation, single garaging and plenty of driveway parking. No chain.

Council Tax band: E

Tenure: Freehold

- Detached family home.
- Five bedrooms, one downstairs with an en-suite shower room.
- Situated in a lovely, sought after, village location.
- Versatile and flexible living accommodation.
- Sunny, westerly facing, rear garden.
- Fully owned solar panels, recently fitted gas boiler and air-conditioning units.
- Single garaging, large timber workshop and timber summer house.
- The Property is sold with no forward chain.
- EPC: D.





GROSS INTERNAL FLOOR AREA

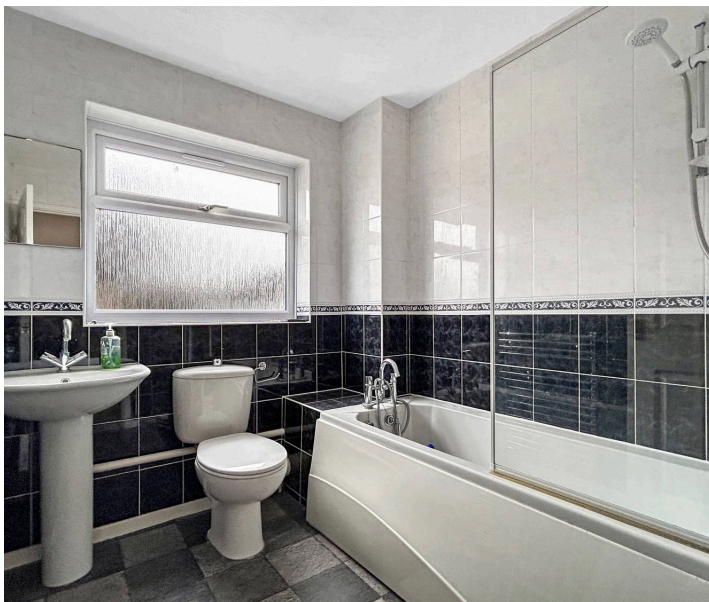
The Gross Internal Floor Area is approximately 1463 sq.ft / 136 sq.metres.

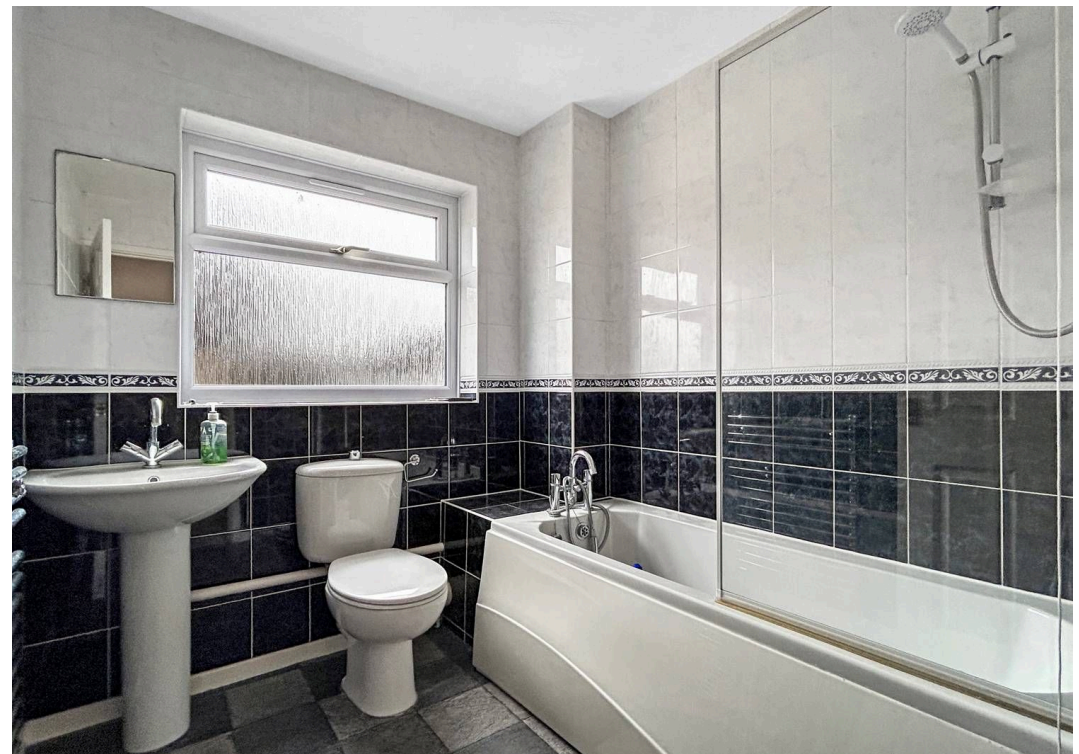
AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase. Material Information relating to the property can be viewed by clicking on the brochure tab. Material Information relating to the property can be viewed by clicking on the brochure tab.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.







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