



Holborn View, Sawtry Huntingdon PE28 5GR

welcome to

Holborn View, Sawtry Huntingdon

A well proportioned bungalow, set in a popular location & offered with no onward chain. Accommodation comprises: entrance hall, lounge, conservatory, kitchen diner, three bedrooms, ensuite to the master, family bathroom gardens & driveway. Must be viewed to appreciate.



Entrance Hall

Radiator, airing cupboard, access to the loft.

Lounge

17' 8" x 11' 2" (5.38m x 3.40m)

Window & sliding door to the rear, radiator.

Conservatory

Doors to the side into the rear garden.

Kitchen Breakfast Room

17' 3" x 9' 8" (5.26m x 2.95m)

Window to the rear & half glazed door to the side. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob, electric oven & fridge freezer space, plumbing for washing machine, radiator.

Bedroom 1

11' 9" x 8' 9" plus bay (3.58m x 2.67m plus bay)

Window to the side, radiator.

Ensuite

Frosted window to the side, close coupled wc, shower cubicle.

Bedroom 2

15' max x 9' 7" max (4.57m max x 2.92m max)

Window to the front, radiator, built in wardrobe.

Bedroom 3

8' 1" x 8' 1" (2.46m x 2.46m)

Window to the side, radiator.

Bathroom

Frosted window to the side, close coupled wc, hand wash basin, panel bath with shower mixer tap, radiator.

Outside The Property

The frontage is laid to block paving with a driveway extending alongside. The rear garden offers a paved patio and is laid largely to lawn with timber storage sheds and has fields to the rear.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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Holborn View, Sawtry Huntingdon

- entrance hall, lounge
- conservatory
- kitchen breakfast room
- three bedrooms, ensuite to master, family bathroom
- gardens & driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109292 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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