

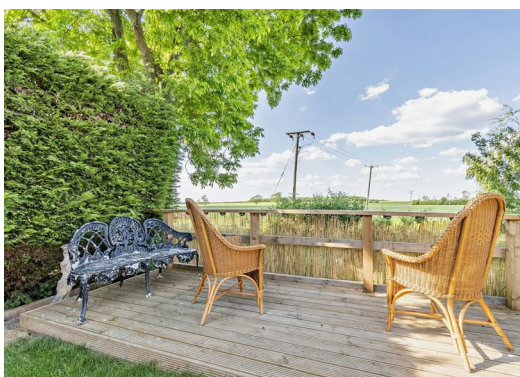


## 00 Humberdale Way, Warboys, PE28 2RX Offers in excess of £265,000

In a residential area of similar homes on the outskirts of the village of Warboys which is a parish in Cambridgeshire and located approx. 7 miles from Huntingdon. With access to the A141 the property enjoys a convenient position to enjoy the local amenities and access towards Cambridge and further south

The spacious semi detached home with open aspect tot he rear briefly consists: Entrance porch, living room, kitchen/dining room. Stairs to the first floor lead to three bedrooms and house bathroom.

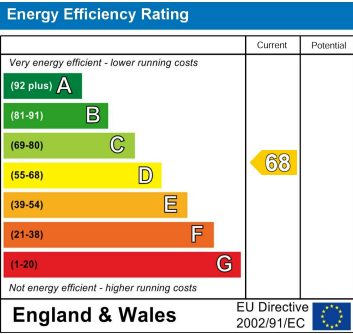
To the rear is an lawn with open aspect views , mature shrubs and hedge. To the front is an area leading to the garage for off road parking.





Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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