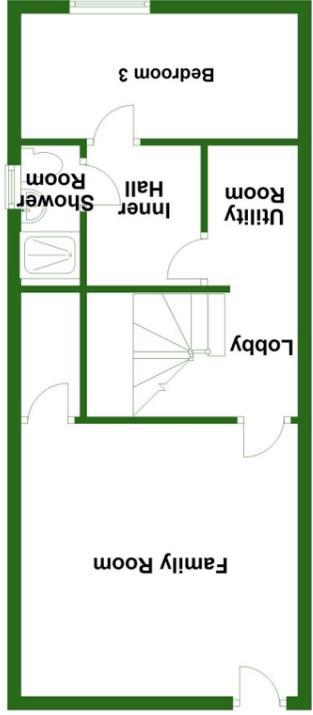
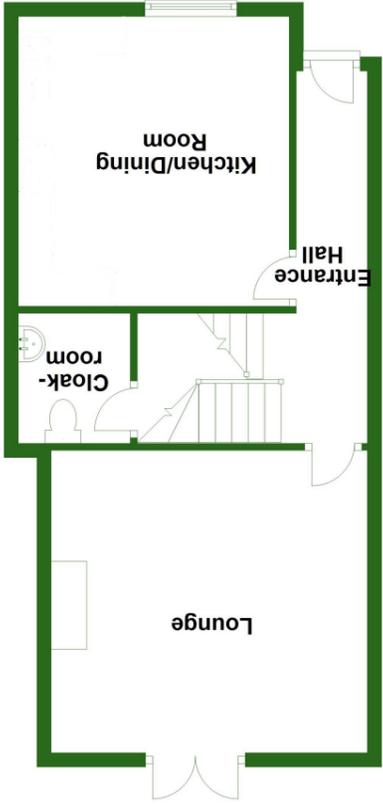


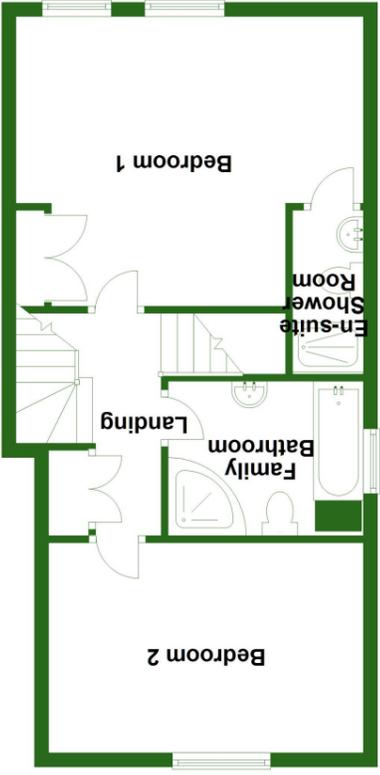
Total area: approx. 164.5 sq. metres (1770.3 sq. feet)



Basement
Approx. 42.0 sq. metres (451.9 sq. feet)



Ground Floor
Approx. 48.0 sq. metres (516.6 sq. feet)



First Floor
Approx. 48.8 sq. metres (525.7 sq. feet)

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- 1,700 sq ft Of Accommodation
- 90' Rear Garden (stms)
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- Flexible Living Accommodation
- Designer Bespoke Kitchen
- Three/Four Bedrooms
- Off Road Parking Provision
- Potential For Annexe Or Self Contained Apartment (stpp)

Solid Door With Glazed Insert

Entrance Hall

Coving to ceiling, dado rail, two radiators, decorative timber panel work, solid Oak flooring, double glazed window to side aspect, stairs to **Lower Ground Floor**.

Living Room

13' 9" x 13' 5" (4.19m x 4.09m)
Double glazed French doors opening to terrace, coving to ceiling, picture rail, central cast iron fire place with surround, radiator, solid Oak flooring.

Kitchen/Dining Room

14' 4" x 12' 6" (4.37m x 3.81m)
Double glazed sash window to front aspect with window seat storage, fitted and designed by Harvey Jones comprising a range of base, drawer and wall mounted cabinets with cold granite work surfaces and matching up-standers, integrated appliances incorporating dishwasher, fridge, range style cooker with timber bressumer and cooker hood over, larder unit cupboard, concealed wall mounted boiler serving hot water system and radiators, under cabinet lighting, recessed down lighters, solid Oak flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC and wash hand basin.

Lower Ground Floor

Double glazed window to hallway, radiator, laminate flooring, under stairs storage cupboard.

Family Room

13' 9" x 13' 5" (4.19m x 4.09m)
Double glazed window and door to rear aspect, large under stairs storage cupboard, radiator, laminate flooring, fire place with inset multi fuel stove with timber bressumer over and marble hearth, radiator.

Bedroom 3

13' 0" x 6' 1" (3.96m x 1.85m)
Window to front aspect, radiator, laminate flooring.

Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, tiled flooring, heated towel rail, double glazed window to side aspect.

Utility Room/Kitchenette

7' 7" x 5' 6" (2.31m x 1.68m)
Window to side aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for automatic washing machine, laminate flooring.

First Floor Landing

Coving to ceiling, storage cupboard, linen cupboard, exposed floor boards.

Principal Bedroom

15' 6" x 14' 5" (4.72m x 4.39m)
Two double glazed sash windows to front aspect, coving to ceiling, picture rail, two radiators, double built in wardrobe with hanging and shelving, central decorative feature fire place, exposed floor boards.

En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, heated towel rail.

Bedroom 2

13' 11" x 9' 5" (4.24m x 2.87m)
Double glazed window to rear aspect, coving to ceiling, radiator, central feature decorative fire place and surround.

Family Bathroom

Double glazed sash window to side aspect, fitted in a four piece suite comprising low level WC, vanity wash hand basin, shower cubicle with independent shower unit over, heated towel rail, complementing tiling, recessed down lighters, panel bath.

Loft Space

17' 11" x 15' 1" (5.46m x 4.60m)
Has been used as a bedroom, double glazed window to rear aspect, radiator, eaves storage cupboard, built in wardrobe with hanging and shelving, storage cupboard.

Outside

The front garden is enclosed by low level brick walling and wrought iron railings. To the side of the property there is shared access leading to the rear garden which has an attractive terraced patio area. A timber stair case leads to a raised decked seating area, areas laid to lawn, shrub borders, outhouse, rear gated access leads to the off road parking provision with the rear garden being fully enclosed.

Tenure

Freehold
Council Tax Band - E

Agents Notes

There is a flying freehold with the neighbouring property.

The vendor informs us that the local authorities have inspected the loft space and it would pass inspection to be used as a bedroom as the works were carried out before 1985.

