

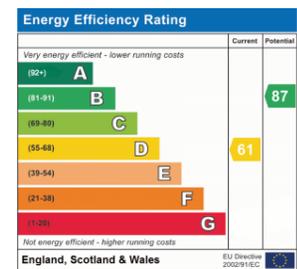


Elter Water, Stukeley Meadows PE29 6XJ

£300,000



- Terraced Property
- Three Good Sized Bedrooms
- Lounge And Conservatory
- Re Fitted Family Bathroom
- Single Garage And Driveway Parking
- Generous Sized Enclosed Rear Garden
- Walking Distance Of Train Station And Town Centre
- Ideal First Time Purchase
- Desirable Estate Location
- No Forward chain



Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

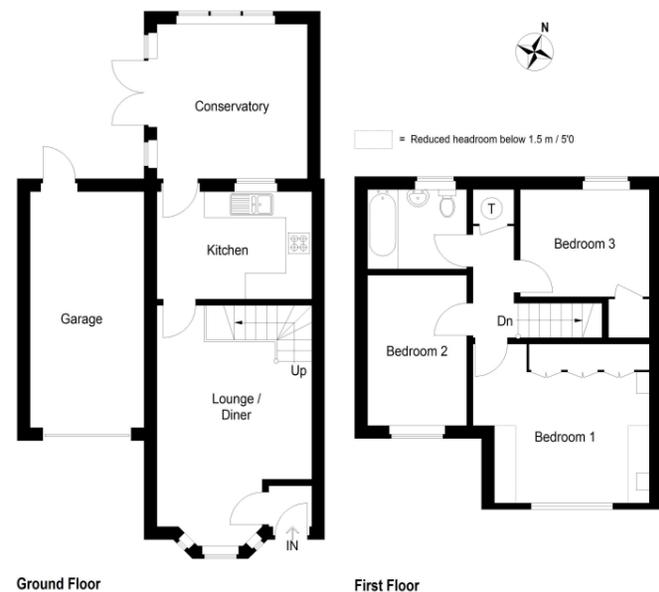
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Approximate Gross Internal Area = 85.4 sq m / 919 sq ft
Garage = 15.1 sq m / 163 sq ft
Total = 100.5 sq m / 1082 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1282329)
Housepix Ltd

Peter Lane & Partners
EST 1990

Panel Door With

Outside courtesy light to

Entrance Porch

Coats hanging area, door to

Living Room

18' 5" x 11' 7" (5.61m x 3.53m)

Double glazed walk in bay window to front aspect, radiator, dado rail, stairs to first floor.

Kitchen

11' 7" x 8' 11" (3.53m x 2.72m)

Double glazed window to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, electric oven and gas hob with cooker hood over, radiator, tiled flooring.

Conservatory

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed windows to garden and double glazed French doors to side aspect, tiled flooring.

First Floor Landing

Access to loft space, dado rail, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

11' 8" x 10' 1" (3.56m x 3.07m)

Double glazed window to front aspect, a range of furniture to include wardrobe and drawers.

Bedroom 2

11' 5" x 7' 8" (3.48m x 2.34m)

Double glazed window to front aspect, radiator.

Bedroom 3

9' 8" x 8' 4" (2.95m x 2.54m)

Double glazed window to rear aspect, storage cupboard, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a modern three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and separate shower attachment, folding screen, complementing tiling, chrome heated towel rail.

Outside

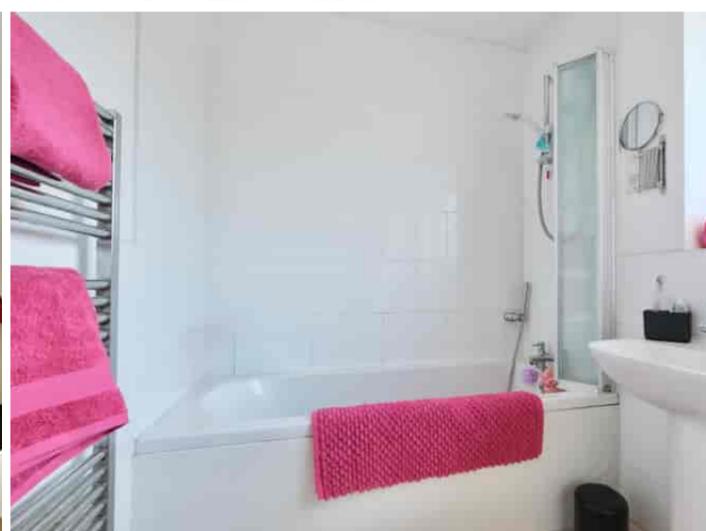
The front garden is open plan and laid to lawn with driveway providing off road parking provision for two to three vehicles leading to the **Single Garage** measuring 17' 5" x 8' 6" (5.31m x 2.59m) with up and over door, power, lighting, wall mounted central heating boiler serving hot water system and radiators, door to rear garden. The rear garden is laid to lawn with patio seating area, outside lighting and enclosed by panel fencing.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold
Council Tax Band - B



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