



Bassenthwaite, Stukeley Meadows PE29 6UN

£229,995

- Ideal First Time Purchase
- Two Bedrooms
- Renovated Throughout
- Gas Central Heating
- Enclosed Rear Garden
- Allocated And Off Road Parking Provision
- Walking Distance To Hospital And Amenities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Glazed Panel Door To

Entrance Hall

3' 0" x 1' 8" (0.91m x 0.51m)

Cloaks cupboard housing fuse box and master switch, hanging and storage, laminate flooring, glazed internal door to

Sitting Room

14' 8" x 13' 7" (4.47m x 4.14m)

UPVC window to front aspect, two double panel radiators, TV point, telephone point, bespoke media unit with fixed display shelving, stairs to first floor, central heating thermostat, laminate flooring.

Kitchen/Breakfast Room

13' 9" x 8' 4" (4.19m x 2.54m)

UPVC door and window to garden terrace, re-fitted in a range of contemporary grey base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer stainless steel sink unit with mixer tap, double panel radiator, large understairs storage cupboard, drawer units, electric cooker point, concealed gas fired central heating boiler serving hot water system and radiators, vinyl floor covering.

First Floor Landing

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

Bedroom 1

13' 7" x 11' 2" (4.14m x 3.40m)

Two UPVC windows to front aspect, double panel radiator, boxed stairwell.

Bedroom 2

9' 7" x 7' 9" (2.92m x 2.36m)

UPVC window to rear aspect, double panel radiator, wardrobe with hanging and shelving.

Family Shower Room

7' 1" x 5' 10" (2.16m x 1.78m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, extensive ceramic tiling, chrome heated towel rail, UPVC window to rear aspect, vinyl floor covering.

Outside

To the front there is an area of lawn enclosed by hedging. The rear garden is currently unprepared, there is a timber decked seating area, timber planters, unprepared lawn, an established Birch tree and enclosed by a combination of panel fencing with gated access to the side. There is a private driveway to the front and an additional parking bay positioned adjacent to the terrace to the side.

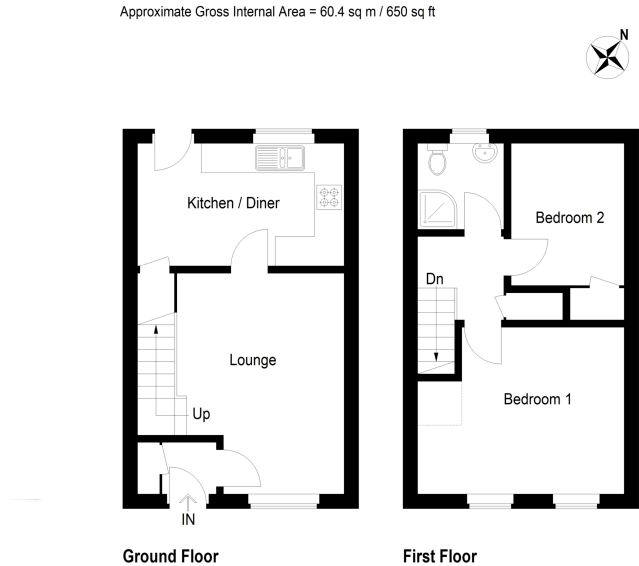
Buyers Information

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



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. (ID1170617)
Housepix Ltd



Huntingdon 60 High Street Huntingdon 01480 414800	St Ives 10 The Pavement St Ives 01480 460800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Peterborough 5 Cross Street Peterborough 01733 209222	Bedford Office 66-68 St. Loyes St Bedford 01234 327744	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
---	--	---	--	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.