

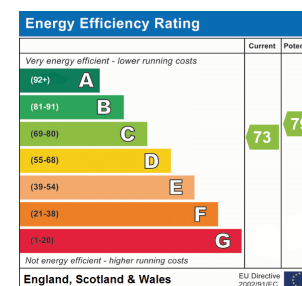


Sycamore Drive, Huntingdon PE29 7JA

Guide Price £235,000



- Generous Semi Detached Home
- Three Bedrooms
- Living Room, Kitchen And Utility Room
- Enclosed Gardens
- On Street Parking Close By
- Popular Estate Location
- Immediate Vacant Possession And No Chain



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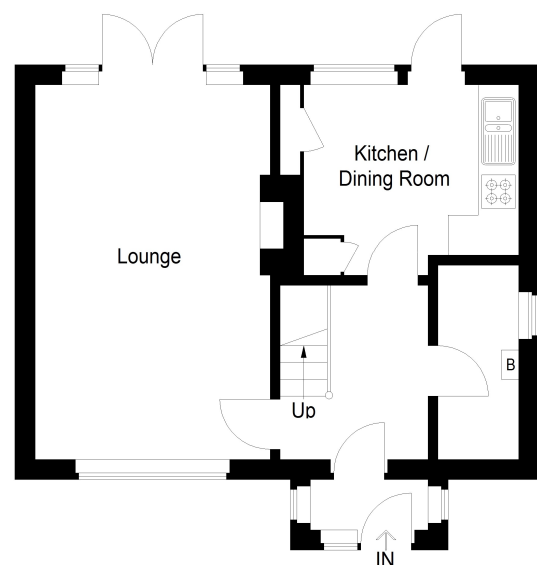
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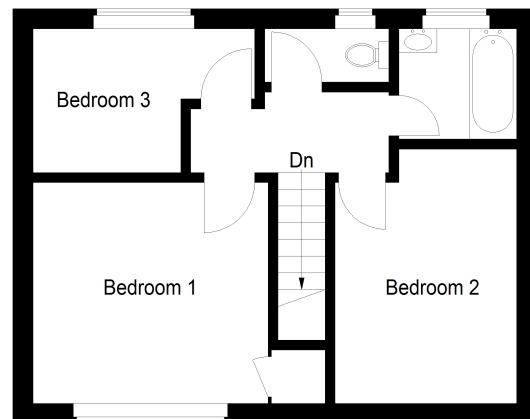
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Approximate Gross Internal Area = 83.1 sq m / 894 sq ft



Ground Floor



First Floor

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. (ID1230336)  
Housepix Ltd



## UPVC Double Glazed Front Door To

### Entrance Porch

4' 7" x 3' 3" (1.40m x 0.99m)

Wall light points, glazed internal door to

### Entrance Hall

9' 5" x 7' 2" (2.87m x 2.18m)

Stairs to first floor with understairs recess, coving to ceiling, central heating thermostat, single panel radiator.

### Utility Room

9' 1" x 4' 1" (2.77m x 1.24m)

Appliance spaces, wall mounted Worcester Bosch gas fired central heating boiler serving hot water system and radiators, UPVC window to side aspect, coats hanging area.

### Kitchen/Breakfast Room

10' 6" x 9' 11" (3.20m x 3.02m)

Double glazed door and window to garden aspect, vinyl floor covering, double panel radiator, understairs storage cupboard, shelved pantry, electric and gas cooker points, single drainer one and a half bowl resin sink unit with mixer tap, integral plate rack, appliance spaces, coving to ceiling.

### Sitting Room

18' 8" x 11' 6" (5.69m x 3.51m)

A double aspect room with UPVC window to front and French doors to garden terrace to the rear, central fireplace with inset gas fire, TV point, telephone point, coving to ceiling.

### First Floor Landing

Access to insulated loft space, coving to ceiling.

### Bedroom 1

11' 6" x 10' 10" (3.51m x 3.30m)

Single panel radiator, double glazed window to front aspect, wardrobe with hanging and storage, coving to ceiling.

### Bedroom 2

12' 5" x 8' 10" (3.78m x 2.69m)

Double glazed window to front aspect, radiator, coving to ceiling.

## Bedroom 3

11' 1" x 8' 2" (3.38m x 2.49m)

Single panel radiator, double glazed window to rear aspect, airing cupboard housing hot water cylinder and shelving.

### Cloakroom

Fitted with low level WC, radiator, vinyl floor covering, double glazed window to rear aspect.

### Family Bathroom

5' 11" x 5' 11" (1.80m x 1.80m)

Double panel radiator, vanity wash hand basin, panel bath with hand mixer shower, extensive tiling, double glazed window to rear aspect.

### Outside

The front garden is paved with some stocked borders and fronts a pleasant area of green. The rear garden has areas of lawn, prepared borders, green house, timber shed and is enclosed by mature boundaries backing on to an open green space to the rear.

### 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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