



6 Parkhall Road

Huntingdon

PE28 3EU

£280,000



BEE MOVING SOON



**WALKING DISTANCE TO PRIMARY
SCHOOL**

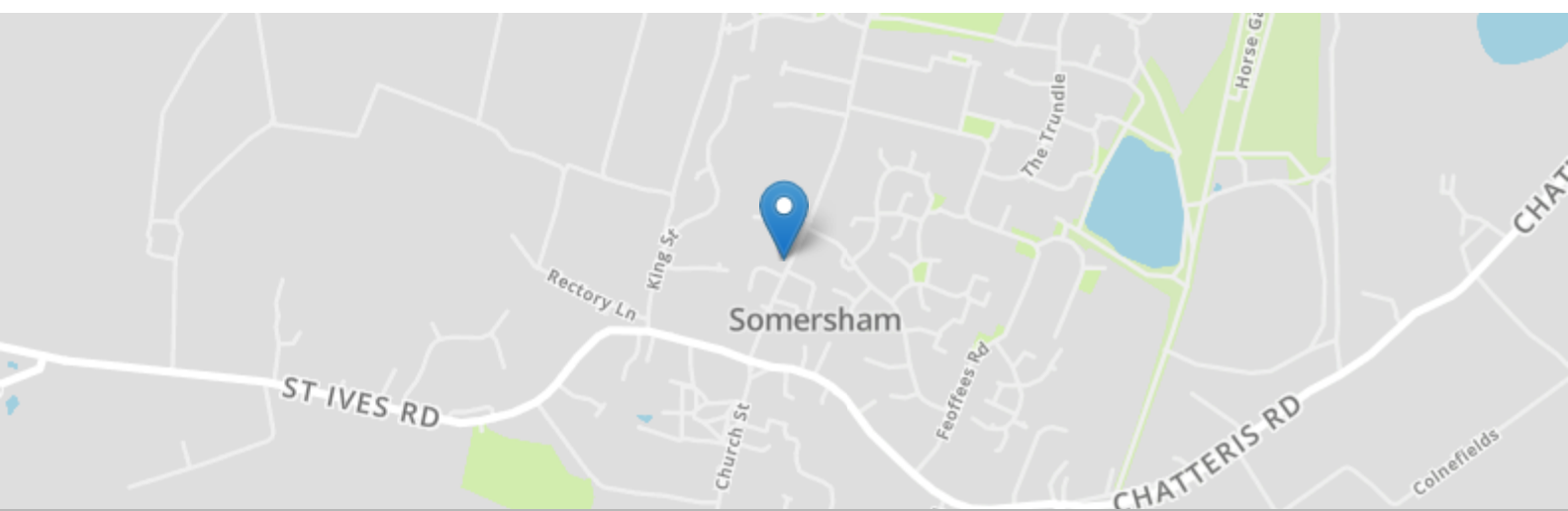
TWO DOUBLE BEDROOMS

**SPACIOUS LOUNGE/DINER WITH
WOODBURNER**

CONSERVATORY

**GENEROUS ENCLOSED REAR
GARDEN**

VIRTUAL TOUR AVAILABLE



Immaculately presented two bedroom end of terrace home, moments walk from the centre of the village, shops, primary school, Millennium Sports Facility and Somersham nature reserve. Downstairs offers a spacious lounge/dinner with woodburner and exposed brickwork. Fully fitted kitchen with electric hob and oven, utility room with space for fridge freezer, washing machine and dishwasher. Conservatory positioned off the kitchen with double doors leading to the garden. Upstairs offers two double bedrooms with a small dressing area in the master bedroom and a family bathroom. Outside offers an enclosed low maintenance front garden with decorative iron railing. Gated access to the rear garden, mainly laid to lawn with patio area, timber shed and a well stocked garden.

The property is of brick construction accommodation comprises of Entrance Hall, Lounge/Diner; Kitchen, Utility Room, Conservatory, Master Bedroom. Bedroom two and family Bathroom.







ENTRANCE HALL

Stairs to First Floor; Part Glazed door to front.

LOUNGE/DINER

3.39m x 6.73m (11' 1" x 22' 1") Bay window to front aspect and window to rear. Woodburning stove with exposed brickwork. Exposed floorboards and understairs storage cupboard.

KITCHEN

2.41m x 2.74m (7' 11" x 9' 0") Wide range of wall and base units, electric oven/grill with electric hob and extractor over. Feature under cupboard lighting and tiled splashback. Inset sink and window to side aspect. Opening to;

UTILITY

2.44m x 1.52m (8' 0" x 5' 0") Space for fridge/freezer; washing machine and dishwasher. Gas wall mounted boiler. Window to side and rear aspect.

CONSERVATORY

1.57m x 3.01m (5' 2" x 9' 11") Tiled flooring. Double doors leading to rear garden.

LANDING

Window to side aspect. Loft access.

MASTER BEDROOM

3.24m x 3.88m (10' 8" x 12' 9") Window to front aspect. Dressing area with window to the side aspect.

BEDROOM TWO

3.38m x 3.37m (11' 1" x 11' 1") Window to rear aspect.

BATHROOM

2.41m x 2.75m (7' 11" x 9' 0") Panel bath with shower over; low level WC, hand wash basin. Window to rear aspect. Airing cupboard housing hot water cylinder.

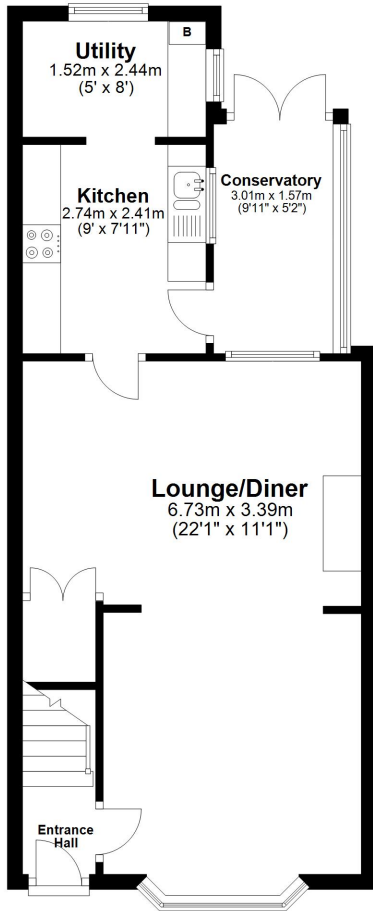
OUTSIDE

Outside offers an enclosed low maintenance front garden with decorative iron railing. Gated access to the rear garden, mainly laid to lawn with patio area, timber shed and a well stocked garden.

FLOORPLAN

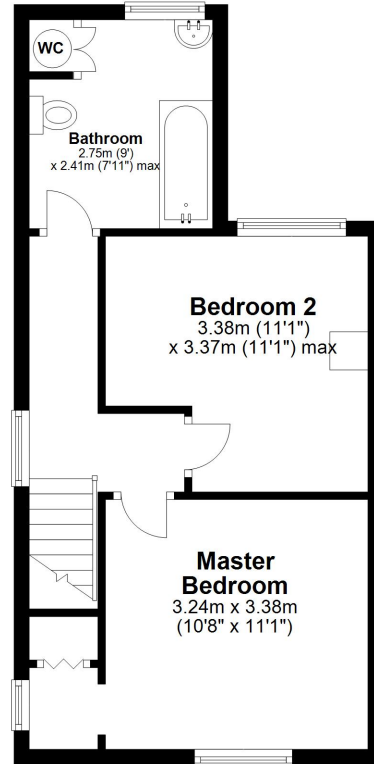
Ground Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given.
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