



Cowper Road, Huntingdon PE29 1JH

Guide Price £289,995



- Extended Family Home
- Three Bedrooms
- Two Bathrooms
- New UPVC Windows
- Over 1,100sq ft Of Accommodation
- Lovely Mature And Private Gardens
- Off Road Parking For One Vehicle
- Convenient Town Centre Location
- Offered With No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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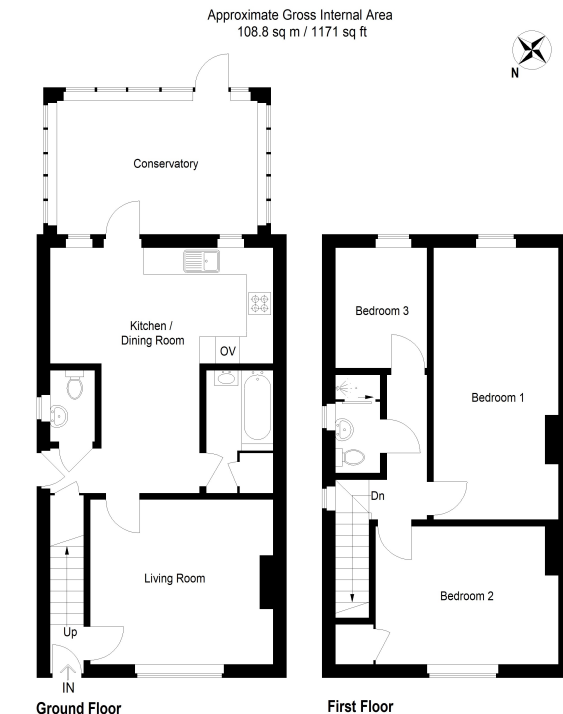
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1225161)
Housepix Ltd

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UPVC Double Glazed Door To

Entrance Hall

Stairs extending to the first floor, coats hanging area, radiator, inner door to

Sitting Room

13' 5" x 12' 0" (4.09m x 3.66m)

UPVC window to front aspect, double panel radiator, TV point, telephone point, dado rail, coving to ceiling, contemporary grey laminate flooring.

Kitchen/ Breakfast Room

18' 1" x 16' 5" (5.51m x 5.00m)

Incorporating dining area, single panel radiator, ceramic tiled flooring, re-fitted in a range of base and wall cabinets with complementary work surfaces and tiling, single drainer one and half bowl stainless steel sink unit with directional mixer tap, plumbing for automatic washing machine and automatic dishwasher, drawer units, pan drawers, space for fridge freezer, integrated electric oven and gas hob with extractor fitted above, recessed lighting, coving to ceiling.

Family Bathroom

8' 6" x 4' 11" (2.59m x 1.50m)

Fitted with a two piece white suite comprising panel bath with folding screen and independent shower fitted over, heated towel rail, vanity wash hand basin, full ceramic tiling, ceramic tiled flooring, airing cupboard with storage.

Cloakroom

Comprising low level WC, wash hand basin, tiling, wall mounted gas fired central heating boiler, ceramic tiled flooring, radiator and UPVC window to side.

Conservatory

14' 8" x 9' 11" (4.47m x 3.02m)

Of UPVC construction with ceramic tiled flooring, doors to garden terrace, double polycarbonate roofing, wall light points.

First Floor Landing

UPVC window to side aspect, access to insulated loft space with ladder and part boarded, coving to ceiling.

Bedroom 1

14' 3" x 10' 8" (4.34m x 3.25m)

Central cast decorative fireplace, fitted cupboard storage, UPVC window to front aspect, wall panel radiator, walk-in storage cupboard.

Bedroom 2

20' 4" x 9' 2" (6.20m x 2.79m)

Extended accommodation with UPVC window to rear aspect, single panel radiator, coving to ceiling and central decorative cast fireplace.

Bedroom 3

8' 10" x 7' 3" (2.69m x 2.21m)

UPVC window to garden aspect enjoying views across the rear garden, vinyl flooring, coving to ceiling, radiator.

Family Shower Room

Fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin, screened oversized shower enclosure with independent shower unit over, shaver point, UPVC window to side aspect, full ceramic tiling, vinyl floor covering and heated chrome towel rail.

Outside

The front garden is hard landscaped with off road parking provision for one vehicle. The rear garden is pleasantly arranged and landscaped with low maintenance in mind. There is an extensive brick paved terrace, gated access to front aspect, gravel standing and central circular paved feature, ornamental shrubs, flower borders and fruit trees. The garden is enclosed by new panel fencing and mixed borders offering a good degree of privacy. There is a range of outbuildings incorporating a shed, workshop and a small potting shed.

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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