



East Street, Huntingdon PE29 1WZ

Guide Price £300,000

- Detached Non Estate Bungalow
- Two Double Bedrooms
- Spacious Living/Dining Room
- Ensuite Shower Room & Family Shower Room
- Pleasant Enclosed Rear Garden
- Driveway Parking
- No Forward Chain
- Walking Distance Of Amenities And Riverside Walks

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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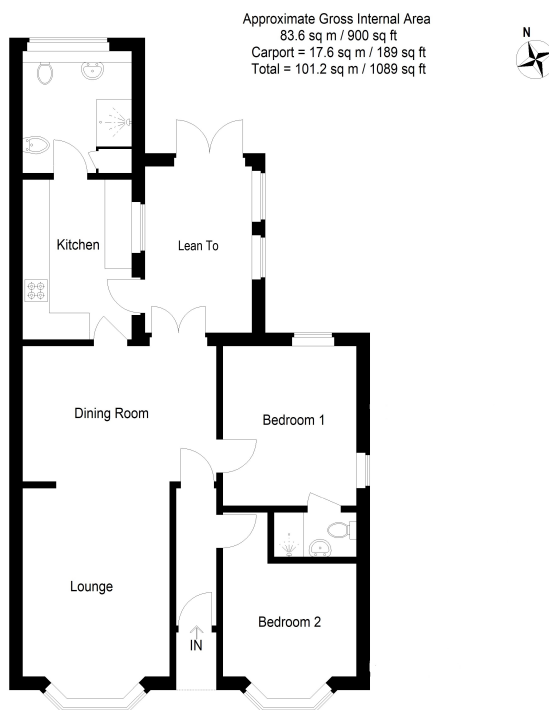
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1272824) Housepix Ltd



UPVC Double Glazed Door To

Entrance Hall

Coving to ceiling, radiator, central heating thermostat.

Lounge/Dining Room

24' 6" x 14' 6" (7.47m x 4.42m)

A double aspect room with walk in double glazed bay window to front aspect and double glazed French doors to **lean to**, coving to ceiling, three radiators, two wall light points.

Principal Bedroom

11' 9" x 11' 5" (3.58m x 3.48m)

A double aspect room with double glazed windows to side and rear aspects, access to loft space, radiator.

En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with shower unit over, complementing tiling, heated towel rail, wall mounted heater, recessed downlighters', extractor fan, coving to ceiling.

Bedroom 2

12' 5" x 10' 3" (3.78m x 3.12m)

Walk in double glazed bay window to front aspect, coving to ceiling, radiator.

Kitchen

12' 2" x 9' 0" (3.71m x 2.74m)

Double glazed window to side aspect and glazed door to side, coving to ceiling, 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, space and plumbing for washing machine, space for electric oven, space for larder fridge, heated towel rail.

Lean To

12' 5" x 10' 0" (3.78m x 3.05m)

Windows to side aspect, French doors to garden, radiator, tiled flooring, base cupboard, drawer units with work surface.

Family Shower Room

9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with cupboard storage, double shower enclosure with glazed screen and shower unit over, complementing tiling, recessed downlighter's, radiator, wall mounted gas fired central heating boiler serving hot water system and radiators.

Outside

To the front is a driveway providing off road parking. The front garden is laid to lawn enclosed by hedging. To the side of the property is a covered paved area with a side gate to the rear garden which has a covered patio seating area, outside lighting and tap, garden shed, laid to lawn, planted borders, trellis work, timber pergola, arch and arbour. The rear garden is enclosed by panel fencing and brick walling.

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 - C

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