



36 Great Northern Street, Huntingdon PE29 7HJ

**Gudie Price £125,000**

- Fantastic Refurbishment Opportunity
- Two Double Bedrooms
- Enclosed Rear Garden
- Permit Parking Close By
- Popular And Desirable Town Centre Location
- CASH BUYERS ONLY



**Huntingdon 01480 414800**

[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day

[huntingdon@peterlane.co.uk](mailto:huntingdon@peterlane.co.uk)

## Panel Door To

### Sitting Room

20' 8" x 10' 10" (6.30m x 3.30m)

A double aspect room with windows to front and rear aspects, cupboard recess, TV point, telephone point.

### Kitchen

8' 6" x 5' 11" (2.59m x 1.80m)

Window to rear aspect, fitted in a basic range of units, single drainer stainless steel sink unit, appliance spaces.

### Inner all

Door to rear aspect.

### Family Bathroom

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin.

### Landing space

Inner doors to beds 1 and 2

### Bedroom 1

11'2 x 9'7 (3.4m x 2.9m)

Window to front aspect,radiator

### Bedroom 2

11'2 x 9'7 (3.4m x 2.9m)

Window to rear aspect,radiator.

### Outside

There is a courtyard immediately to the rear of the property subdivided to a separate garden which is enclosed by panel fencing and brick walling to the rear.

### Agents Note

Cash buyers only.

The property is in need of full refurbishment and only suitable for cash purchasers.

### 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 - A

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

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