



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