



Sycamore Drive, Huntingdon PE29 7JB

£190,000

- In Need Of Modernisation And Updating
- Two Double Bedrooms
- Front And Rear Gardens
- Garage
- Ideal First Time Purchase
- Overlooking Green Area
- Popular Estate Location
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Glazed inserts to

Entrance Hall

Stairs to first floor, radiator, storage cupboard housing gas meter, cupboard housing electric meter, fuse box, coats hanging area.

Living/Dining Room

16' 4" x 10' 7" (4.98m x 3.23m)

A double aspect room with double glazed windows to front and rear aspects, understairs storage recess, two radiators, coving to ceiling.

Kitchen

13' 4" x 8' 7" (4.06m x 2.62m)

Double glazed window and UPVC double glazed door to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, stainless steel single drainer sink unit, space and plumbing for washing machine, radiator.

First Floor Landing

Double glazed window to front aspect, shelved storage cupboard.

Bedroom 1

13'3" x 8'4" (4.04m x 2.54m)

Double glazed window to rear aspect, radiator, double built-in wardrobe.

Bedroom 2

11'7" x 8'4" (3.53m x 2.54m)

Double glazed window to rear aspect, radiator, storage cupboard.

Cloakroom

Double glazed window to front aspect, fitted with low level WC, radiator.

Family Bathroom

Double glazed window to front aspect, fitted in a two piece suite comprising wash hand basin, panel bath, radiator.

Outside

The front garden has a pathway to the front door. The rear garden is laid to lawn with patio seating area, brick built store, **Single Garage** with up and over door, side gated access and fully enclosed.

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.

Agents Note

Please be aware that the following restrictions will applied to the sale of the subject property:

1 - Prevent the use of the property as a HMO:

The Transferee covenants with the Transferor for the benefit of the Transferor's retained land and each and every part thereof that the Property shall not at any time be used or occupied as a House in Multiple Occupation (HMO) within the meaning of sections 254 to 259 of the Housing Act 2004 (as amended or re-enacted from time to time), and that no application shall be made for any licence or planning permission to use the Property as such.

2 - Prevent the owners from using the property from short-term lettings ie Airbnb type use:

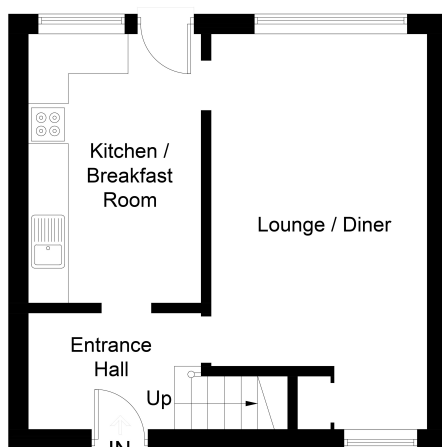
The Transferee covenants with the Transferor for the benefit of the Transferor's retained land and each and every part thereof that the Property shall not at any time be used for the purposes of short-term lettings, serviced accommodation, holiday lets, or as temporary accommodation and shall only be used as a single private dwelling house occupied by one household as their sole or principal residence.

Tenure

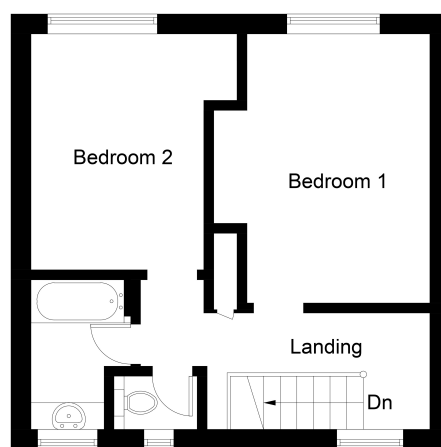
Freehold

Council Tax Band - A

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft



Ground Floor



First Floor

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. (ID1264807)

Housepix Ltd

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