



Maple Drive, Huntingdon PE29 7JE

Guide Price £250,000

- Good Sized Semi Detached Home
- Three Bedrooms
- Kitchen/Dining Room
- Generous Living Room
- Enclosed Rear Garden
- On Street Parking Close By
- Popular Estate Location
- Walking Distance To Shops, Schools And Bus Stop
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		88
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Integral Storm Porch Over
UPVC double glazed front door accessing

Kitchen/Breakfast Room
19' 11" x 11' 8" (6.07m x 3.56m)
Incorporating **Entrance Area**. A light double aspect room with UPVC glazed door and window to rear aspect and UPVC window to side, fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and gas hob with bridging unit and extractor fitted above, drawer units, appliance spaces, stairs to first floor with under stairs recess, double panel radiator, telephone point, shelved storage cupboard, corner shelf display units, central heating thermostat, single drainer ceramic sink unit with directional mixer tap, two stool breakfast bar.

Sitting Room
19' 0" x 11' 5" (5.79m x 3.48m)
A light double aspect room with UPVC window to front aspect and sliding double glazed patio doors to garden terrace, laminate flooring, TV point, telephone point, central natural stone fireplace with inset Living Flame coal effect gas fire, coving to ceiling.

First Floor Landing
Access to insulated loft space, single panel radiator.

Bedroom 1
11' 6" x 11' 2" (3.51m x 3.40m)
Wardrobe with hanging and storage, UPVC window to front aspect, single panel radiator.

Bedroom 2
11' 3" x 9' 0" (3.43m x 2.74m)
UPVC window to front aspect, single panel radiator, wardrobe recess.

Bedroom 3
11' 1" x 7' 6" (3.38m x 2.29m)
Airing cupboard housing hot water cylinder and shelving, single panel radiator, UPVC window to rear aspect.

Cloakroom
Fitted with low level WC, ceramic tiled flooring, radiator, UPVC window to garden aspect.

Family Bathroom
6' 1" x 6' 0" (1.85m x 1.83m)
Fitted in a two piece suite comprising pedestal wash hand basin and panel bath with folding screen and independent shower unit fitted over, full ceramic tiling, radiator, ceramic tiled flooring, UPVC window to garden aspect.

Outside
The front garden is enclosed by low level brick walling and is laid to granite chippings and stocked with shrubs. The rear garden is pleasantly arranged with a paved terrace, areas of lawn, a selection of ornamental shrubs, timber shed and the garden is enclosed by a combination of panel fencing. Communal parking is available subject to availability with several parking areas close by.

Tenure
Freehold
Council Tax Band - B



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. (ID1197285)
Housepix Ltd



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