



Saunders Close, Huntingdon PE29 7AG

Guide Price £200,000

- Established Family Home
- Three Bedrooms
- 22' Kitchen/Breakfast Room
- Air Source Heat Pump
- Enclosed Rear Garden
- Private Driveway
- Recently Re-Roofed
- Ideal First Time Buy Or Buy To Let Opportunity
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)	68	
D (55-68)		
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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UPVC Double Glazed Front Door To

Entrance Hall

Extending into

Kitchen/Breakfast Room

22' 8" x 6' 6" (6.91m x 1.98m)

Stairs to first floor, vinyl floor covering, fitted in a range of base and wall mounted units with work surfaces and tiling, understairs storage, appliance spaces, electric and gas cooker points, double panel radiator, single drainer stainless steel sink unit with mixer tap, coving to ceiling, UPVC door and window to

Garden Room

19' 8" x 7' 8" (5.99m x 2.34m)

Vaulted ceiling line with recessed lighting, French doors accessing garden terrace to the rear and UPVC windows to rear,.

Sitting Room

17' 9" x 10' 10" (5.41m x 3.30m)

Internal UPVC French doors to garden room, UPVC window to front aspect, laminate flooring, TV pint, telephone point, two radiators, central feature fireplace with moulded timber surround, coving to ceiling

Study/Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m)

Double panel radiator, UPVC window to front aspect, coving to ceiling, laminate flooring.

First Floor Landing

Velux window to side aspect, cupboard housing pressurised hot water system.

Bedroom 1

14' 1" x 8' 10" (4.29m x 2.69m)

UPVC window to front aspect, double panel radiator,

Bedroom 2

14' 1" x 8' 6" (4.29m x 2.59m)

UPVC window to rear aspect, exposed timber flooring, double panel radiator,

Family Shower Room

8' 9" x 5' 7" (2.67m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, two UPVC windows to rear aspect, ceramic tiled flooring.

Outside

The front garden is arranged lawn enclosed by post and rail fencing. The rear garden is pleasantly arranged with a paved terrace, areas of lawn, some prepared shrub and flower borders, brick edged planters, garden room/summer house, areas of paving, brick built store and parking space to the rear for one large vehicle. The garden is enclosed by a combination of panel fencing.

Buyers Information

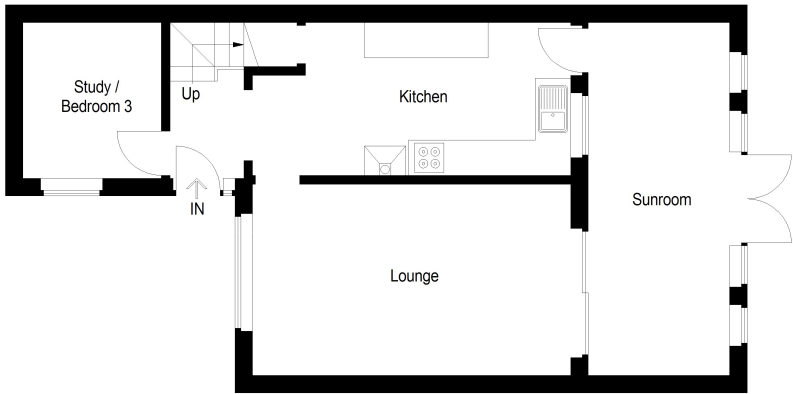
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Tenure

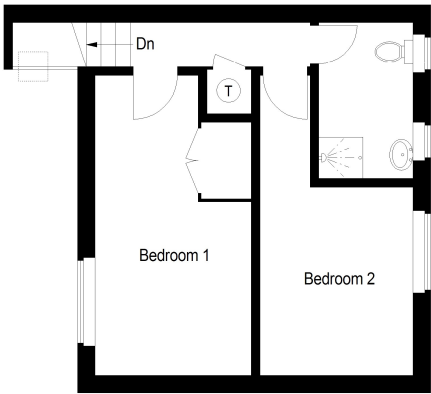
Freehold

Council Tax Band - A

Approximate Gross Internal Area = 92.9 sq m / 1000 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. (ID1215847)
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