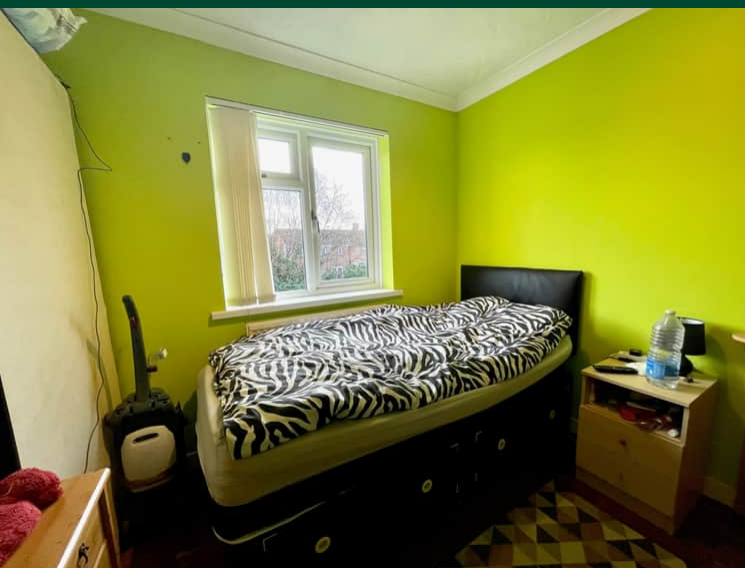


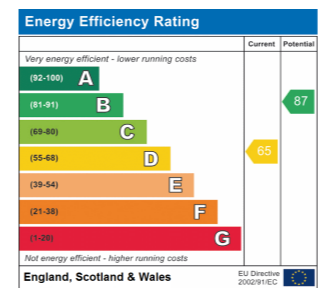


Wellsfield, Huntingdon PE29 1LW

£284,000



- Semi Detached Family Home
- Three Good Sized Bedrooms
- Living Room And Conservatory
- Kitchen/Breakfast Room
- Modern Shower Room And Cloakroom
- Off Road Parking Provision
- Walking Distance Of Town Centre
- No Forward Chain



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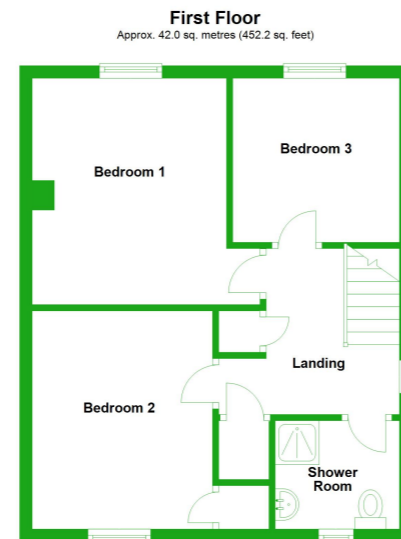
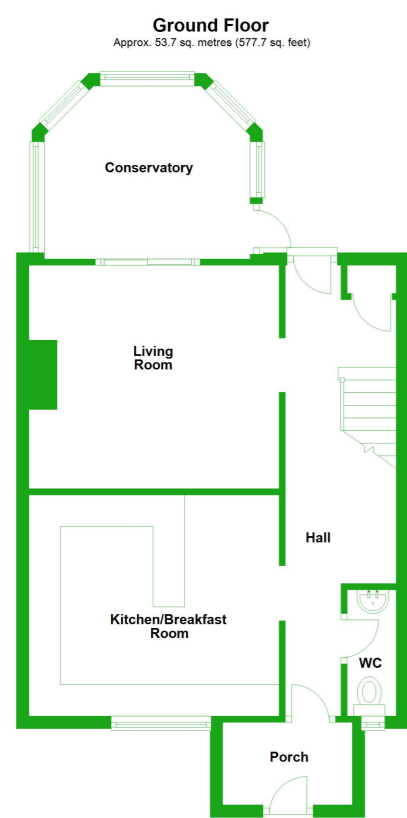
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## UPVC Double Glazed Door To

### Entrance Porch

Double glazed window to front aspect, coats hanging space, door to

### Entrance Hall

UPVC Double glazed door to rear aspect, coving to ceiling, radiator, under stairs storage recess, stairs to first floor, storage cupboard.

### Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, recessed down lighters, heated towel rail.

### Living Room

13' 0" x 11' 9" (3.96m x 3.58m)  
Double glazed sliding patio doors to **Conservatory**, radiator, coving to ceiling, laminate flooring.

### Conservatory

10' 9" x 9' 4" (3.28m x 2.84m)  
Double glazed windows to rear, double French doors to patio.

### Kitchen/Dining Room

13' 2" x 11' 4" (4.01m x 3.45m)  
Double glazed window to front aspect, fitted in a range of base, drawer and wall mounted units with complementing work surface and tiled surrounds, stainless steel sink and drainer with mixer tap, spaces and plumbing for washing machine and dishwasher, electric oven and gas hob with cooker hood over, breakfast bar, radiator, coving to ceiling, space for fridge.

### First Floor Landing

Double glazed window to side aspect, access to loft space, coving to ceiling, radiator, airing cupboard housing hot water cylinder and shelving.

### Bedroom 1

11' 5" x 9' 9" (3.48m x 2.97m)  
Double glazed window to front aspect, coving to ceiling, radiator, exposed floor boards, built in wardrobe.

### Bedroom 2

11' 8" x 10' 4" (3.56m x 3.15m)  
Double glazed window to rear aspect, radiator, coving to ceiling, exposed floor boards.

### Bedroom 3

8' 8" x 8' 5" (2.64m x 2.57m)  
Double glazed window to rear aspect, coving to ceiling, radiator, exposed floor boards, desk unit fitted in over stairs space.

### Family Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle with body jets, complementing tiling, recessed down lighters, heated towel rail, tiled flooring.

### Outside

To the front of the property the front garden is laid to lawn with shrubs, outside lighting and low level brick walling. The block paved driveway provides off road parking provision with side gated access to the rear garden which has patio area, an area laid to lawn, garden shed, brick built outhouse and summer house measuring 16' 11" x 7' 0" (5.16m x 2.13m). The rear garden is enclosed by panel fencing.

### Tenure

Freehold  
Council Tax Band - B