



Castle Hill Lane, Huntingdon PE29 3TL

Guide Price £250,000

- 1800's Grade II Listed Detached Cottage
- Formerly Two Cottages
- Four Bedrooms
- Ground Floor Shower Room
- Living Room And Dining Room
- Good Sized Rear Garden
- In Need Of Full Refurbishment
- Fantastic Development Opportunity
- Town Centre Location
- No Forward Chain

**Peter
Lane**
PARTNERS
—EST 1990—

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

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Timber And Glazed Door To

Entrance Porch

Window to front, door to

Living Room

16' 8" x 10' 2" (5.08m x 3.10m)

A double aspect room with windows to front and rear, radiator, open fire place, door to **Dining Room**, door to stairs to first floor, door to

Kitchen

16' 7" x 9' 4" (5.05m x 2.84m)

Window to rear aspect, door to garden, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces, stainless steel sink and drainer, space and plumbing for washing machine, radiator.

Dining Room

10' 9" x 10' 6" (3.28m x 3.20m)

Radiator, fire place, door to inner hall, door to

Lean To

14' 2" x 8' 10" (4.32m x 2.69m)

Windows over looking garden.

Inner Hall

Second Staircase leading to **Bedrooms 3 and 4**, door to

Family Shower Room

Window to front, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail, wall mounted gas boiler.

First Floor Landing

Door to

Bedroom 1

16' 2" x 10' 3" (4.93m x 3.12m)

Window to front, fitted wardrobes, radiator.

Bedroom 2

15' 4" x 8' 5" (4.67m x 2.57m)

Window to rear, radiator.

Second Staircase To

Bedroom 3

11' 6" x 9' 5" (3.51m x 2.87m)

Window to side, radiator.

Bedroom 4

10' 7" x 6' 5" (3.23m x 1.96m)

Window to front, radiator.

Outside

To the front there is a brick built outhouse with side gated access leading to the good sized rear garden which is fully enclosed with three garden sheds, pond, laid to astro turf.

Tenure

Freehold

Council Tax Band - D

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